

Property Type: Residential

Transaction Type is 'Sale' Status is one of 'Active', 'Coming Soon' Property Type is 'Residential' Style is one of '1 Story', '1.5 Story', '2 Story' State Or Province is 'Missouri' County is 'St Charles' Price is 200000 to 325000

10 Tower Park Ct, St Charles 63304

L Price: **\$300,000**

MLS #: **24000755** Status: **Coming Soon** County: **St Charles**

O Price: **\$300,000**

Area: **Francis Howell** Muni/Twp: **Unincorporated**

SubD: **Cambridge Estate**



General Property Information

Style: 1 Story/Ranch	Entry Dt: 01/12/2024	Beds: 3	DOM: 0
	Exp Dt:	Baths: 2 (2 0)	CDOM: 0
Lot Num:	Sct/Twn: UNINCORPORATED	Age: 26	AsscFee: \$100
Taxes Pd: \$2,696	Unit #:	Dual Age: Yes	AsscPd: Yearly
Tax Yr: 2022	Building #:	# Prk:	AsscFee Inc:
Prop Type: Residential		Ttl Units:	
CrossSt:		Bse Pr Rng:	Ttl Liv Ar:
Sqft Above: 1,440 (County Records)		Sqft Below:	Pr/Sqft: \$208.33
SFAbv/PSF: 1,440 / \$208.33		Ttl Liv Ar/PSF: /	
Lot Size: 0.280 ac (County Records)		Lot Dim: 27 x irregular	
Lot SF: 12,197 (County Records)		Own #:	
Own Nme:		Occ Nm:	
Occ Ty:		Lic Sell: Designated Agent	
Schl District: Francis Howell R-III		Ownership: Private	
Elem Schl: Castlio Elem.		Tax ID: 3-0036-7777-00-0088.0000000	
Jr. High: Bryan Middle		SubDiv Ph:	
Sr. High: Francis Howell Central High			
Type:			
Poss: At Closing, Negotiable			

Rooms / Sizes

<u>Total Rooms</u>	<u>Bedrooms</u>	<u>Full Baths</u>	<u>Half Baths</u>
# Rms: 6	Main Beds: 3	Main Bths: 2	Mn Bths: 0
M & U Bds: 3	Up Beds: 0	Up Bths: 0	Up Bths: 0
M & U Bths: 2	Low Beds: 0	Low Bths: 0	Lw Bths: 0
<u>Type</u>	<u>Dimensions</u>	<u>Level</u>	<u>Flooring</u>
Great Room	19 x 15	M	Some
Breakfast Room	14 x 11	M	Some
Kitchen	12 x 12	M	Some
Master Bedroom	15 x 12	M	Some
Bedroom	15 x 10	M	Some
Bedroom	12 x 10	M	Some
			<u>Window Covering</u>
			Some

Details

Fp: **0** Garage Info: **2** #Crp Sp: **0** Cable:

Presented By: *Nickolas Dalba* Phone: 314-574-8304

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Conditions: **Unknown**

Model: Ht Src: **Gas**
 Builder: Water Ht: **Gas**
 Sewer: **Public** Water Sft: **None**
 Architect: **Traditional**
 Dining: **Separate Dining**
 Water: **Public**
 Cool: **Ceiling Fan, Central-Electric**
 Heat: **Forced Air**
 Fp Type: **None**
 Fp Loc: **None**
 Disclos: **Flood Plain No, Sellers Discl. Avail, Unincorporated**
 Park Dsc: **Attached Garage, Garage Door Opener**
 Bdrm Dsc: **Main Floor Master**
 M Bth Dsc: **Full Bath, Tub & Separate Shwr**
 Appliances: **Dishwasher, Disposal, Dryer, Microwave, Range/Oven-Electric, Stainless Steel Appliances, Washer**
 Construct: **Brick Veneer Decrtv, Vinyl Siding**
 Kitchen: **Breakfast Room, Center Island, Custom Cabinetry, Pantry**
 Spec Dsc: **Owner Occupied**
 Base Y/N: **Yes**
 Base Dsc: **Full, Poured Concrete, Sump Pit/Pump**
 Misc: **Patio, Porch-Covered, Smoke Alarm/Detec**
 Interior: **Some Carpeting, Special Millwork, Some Window Treatmnt, Vaulted Ceiling, Walk-In Closets**
 Windows: **6 Panel Door(s), Bay/Bow Window, Pocket Door(s), Some Insulated Wndws**
 Spec Area: **Great Room**
 Lot Dsc: **Cul-De-Sac**

Remarks

Ag Rmks: **No Show until 1/19 @10am. Please contact Carolyn Malecek with any questions (314) 956-9405/ Carolyn@BMPJrealestate.com. Please see "Making an Offer" in supplements.**
 Mrk Rmks: **Nestled in the tranquility of a charming cul-de-sac, this ranch-style home epitomizes comfortable living w/ its spacious design & idyllic setting. Boasting 1,140 sq/ft w/ 3beds/2baths this residence stands on a generous .280 level lot. The heart of the home is the expansive great room, where large windows usher in natural light. The well-appointed great room seamlessly transitions into the breakfast room, perfect for hosting gatherings. The kitchen features modern appliances, painted wood cabinetry, neutral countertops & tile backsplash. The primary suite, boasts ample room along with a walk-in closet & updated full bath. Two additional bedrooms provide flexibility for guest accommodations or a home office. The full hall bath has a tub/shower combo with neutral ceramic tile surround. The unfinished basement has tons of potential, there is a sump pit/ pump, washer & dryer included and updated Lennox HVAC (2023). The large backyard is wonderful with a stamped concrete patio & garden.**
 Show Inst: **Appt. through MLS, By Appointment Only, Supra**
 Directions: **From highway 94 take exit for Harvester Road. Turn left onto Harvester Rd. Turn left onto Caulks Hill Rd. Continue straight to stay on Caulks Hill Rd. Turn right onto Towers Rd. Turn right onto Tower Park Dr. Turn right onto Tower Park Ct.**

Financial Information

1st Assum: No	2nd Mrtg: N/A	Bal:	Mrg Pay:
Assm Pay:	Yrs Rmn:	Int Rt:	A Fee:
Trans Brk: 2.7%	Sub Agc: 2.7%	By Agc: 2.7%	
Var Rate: No	Financ:	F Com:	
Poss Buy \$: No	Spec Cond: None		
AgrTy: Excl. Right to Sell		AgrTy2: Not Applicable	
TrnsTy: Sale		Comts:	
Sell Trms: Cash, Conventional, FHA, VA			

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Agent/Office Information

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