

Callaway Valley
690 Callaway Ridge Rd
Defiance, MO 63341

\$625,000
3.900± Acres
St. Charles County



Callaway Valley
Defiance, MO / St. Charles County

SUMMARY

Address

690 Callaway Ridge Rd

City, State Zip

Defiance, MO 63341

County

St. Charles County

Type

Residential Property

Latitude / Longitude

38.677148 / -90.854218

Taxes (Annually)

4895

HOA (Annually)

1250

Dwelling Square Feet

3600

Bedrooms / Bathrooms

4 / 3.5

Acreage

3.900

Price

\$625,000

Property Website

<https://livingthedreamland.com/property/callaway-valley-st-charles-missouri/61357/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



PROPERTY DESCRIPTION

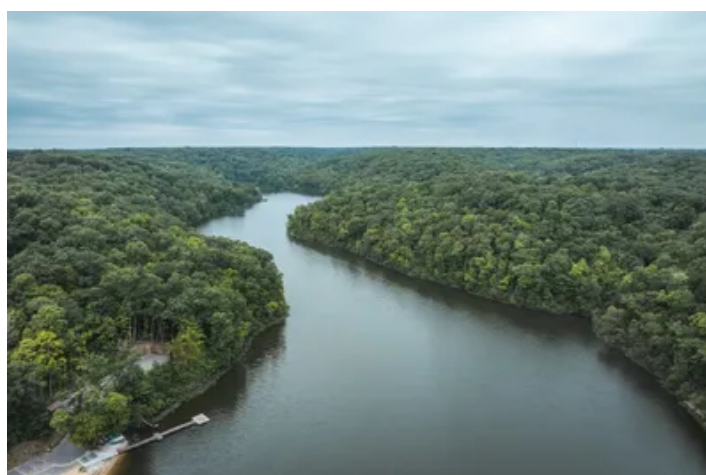
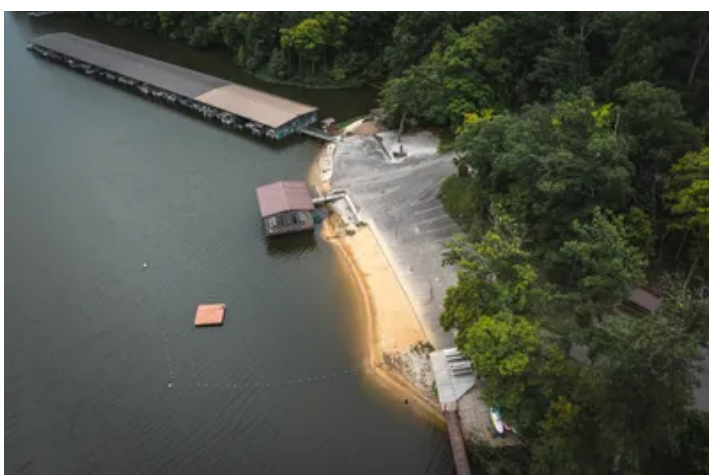
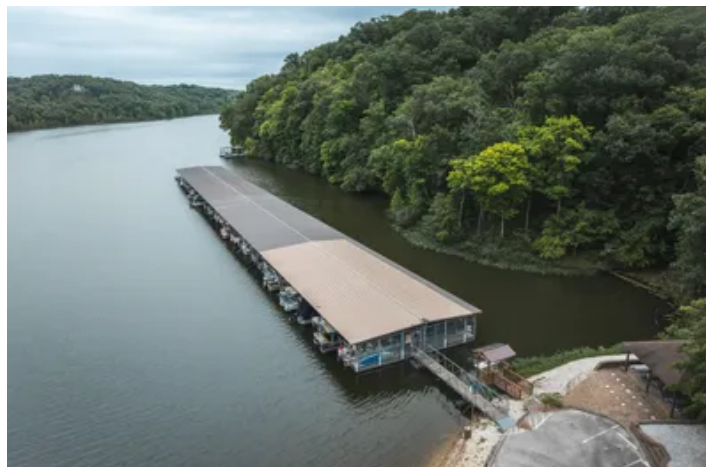
A beautiful, quiet back of the subdivision wooded setting is what you will get from this home. It has room for everyone, upstairs 4 bedrooms 2 full baths, primary bath has a jetted tub and lots of room on the main floor for everyone to spread out with a eat in kitchen and family room together. Brand new roof, Lower level has a home office with 940 megabit high speed fiber internet for the working from home, entertaining area with a wet bar, a possible extra room with a Murphy Bed and Lower level Laundry. Plenty of wildlife in this neighborhood to see with resident deer and turkey abound. This property has access to the beautiful Callaway Valley Lake. You can enjoy the sandy beach area at the lake, the have storage available for canoes or kayaks. Boat slips that does have a waiting list for residents to get, and it is a trolling, 9.9 hp motor lake to enjoy. Come take a look at this beautiful home, it's a must see.

MORE INFO ONLINE:

<https://livingthedreamland.com/>



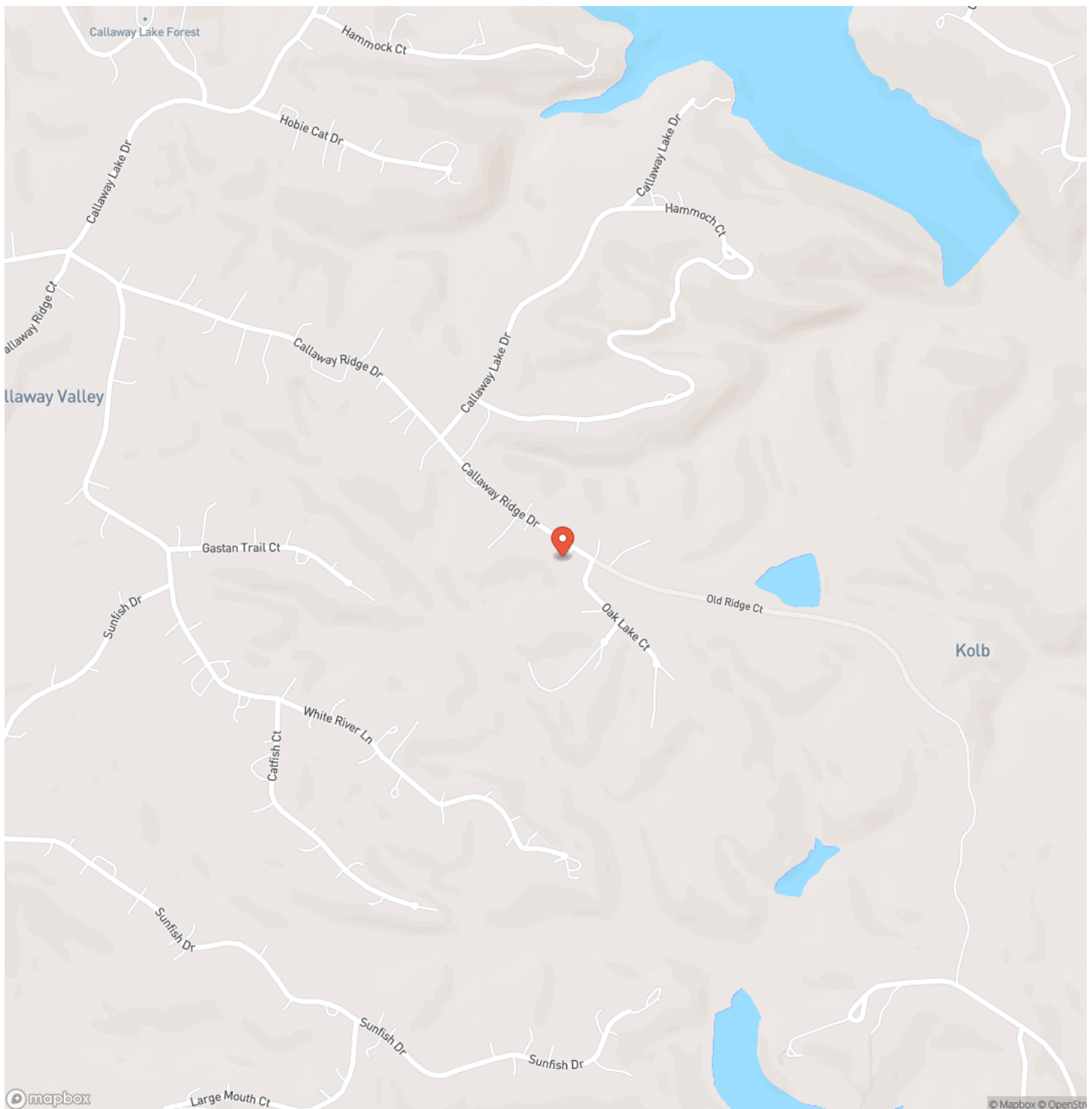
Callaway Valley
Defiance, MO / St. Charles County



MORE INFO ONLINE:

<https://livingthedreamland.com/>

Locator Map

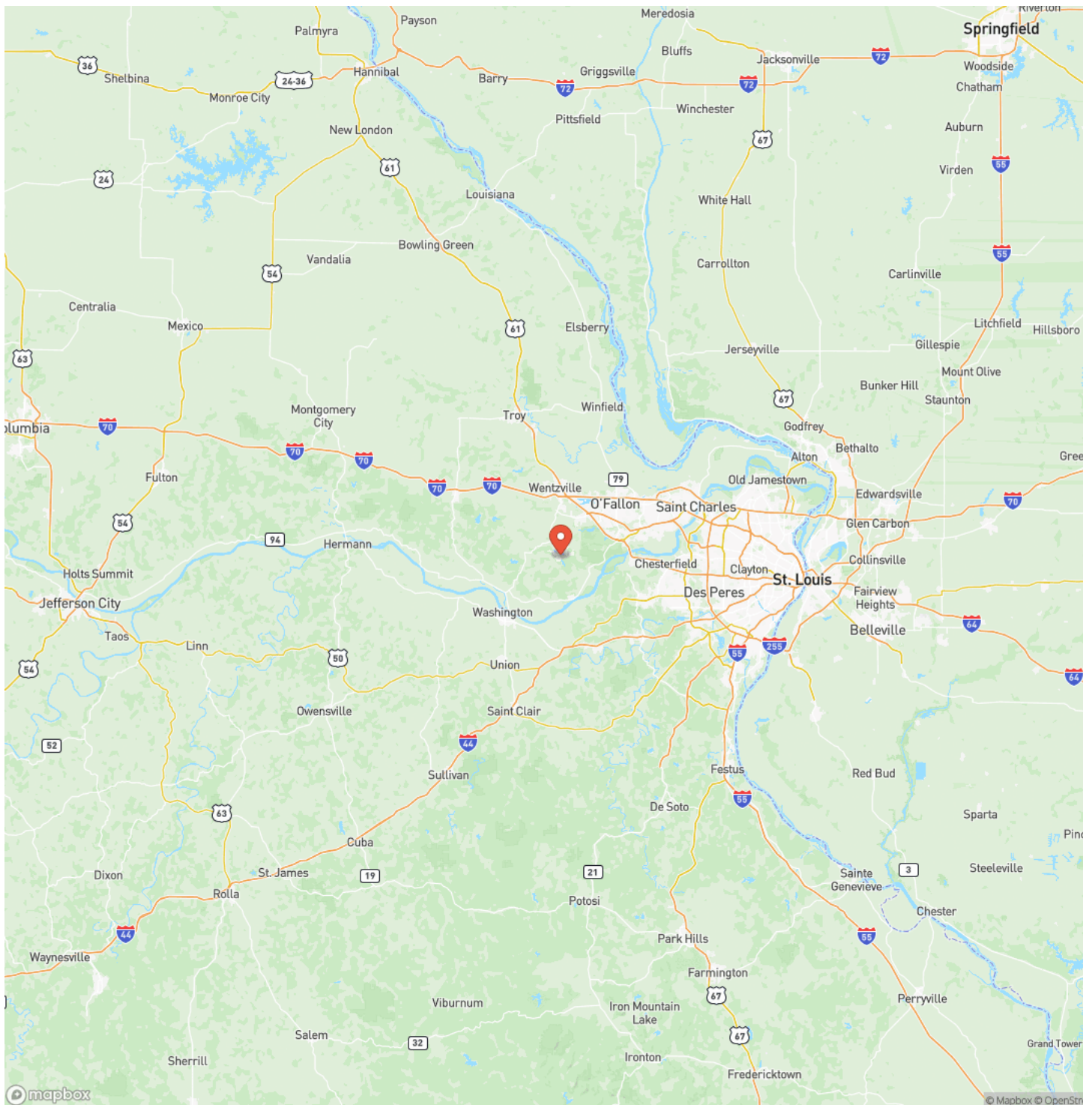


MORE INFO ONLINE:

<https://livingthedreamland.com/>



Locator Map

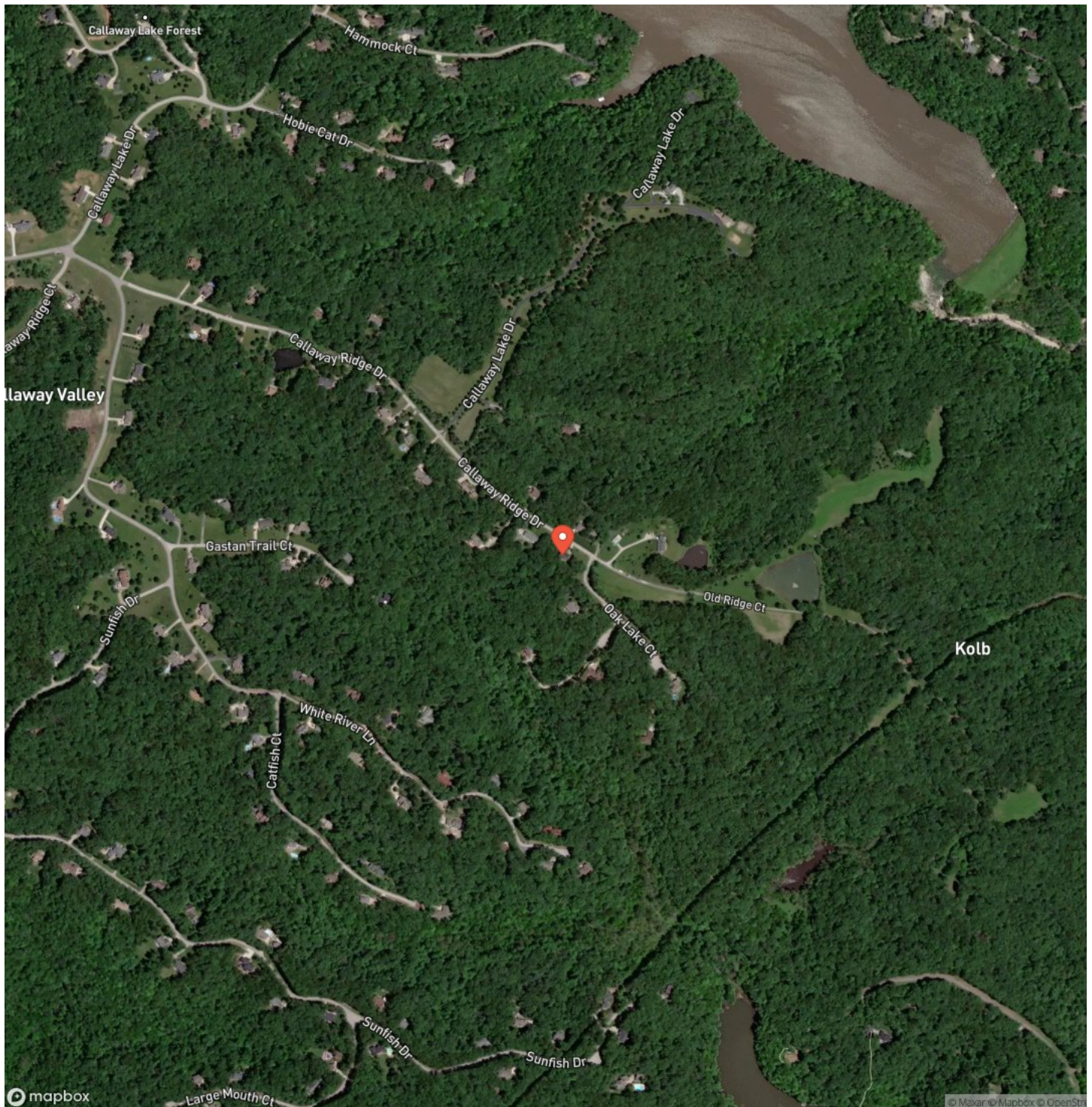


MORE INFO ONLINE:

<https://livingthedreamland.com/>



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Murphy

Mobile

(636) 887-5455

Email

landdealermurphy@gmail.com

Address

100 Chesterfield Parkway

City / State / Zip

Chesterfield, MO 63005

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Living The Dream Outdoor Properties
6484 North Service Rd.
Leasburg, MO 65535
(855) 289-3478
<https://livingthedreamland.com/>

