

# 22804 Hawk Ridge Road, Warrenton



**\$1,595,000**

## Private Estate on 22 Acres w/ 2 Acre Lake

6 total Bedrooms, 5.5 total Baths ~ Over 8,000 sq ft of living space



Scan here for a  
drone video of  
the property



### >>> MAIN HOME - 3 BD, 3.5 BA

Over 4,300 sq ft of living space

Key features include: 2-story entry foyer, spacious kitchen, vaulted hearth/breakfast rm; primary bedroom suite w/ sitting room & luxury bath, finished 3rd floor multi-purpose room & walkout lower level with additional kitchen, breakfast rm, bedroom, full bath, & family & rec rm. Plus, 3 car garage, vinyl decks, screened-in porch & an inground pool.

### SECOND HOME - 2 BD, 2 BA <<<

1,200 sq ft of living space

Second home, an ideal set-up for in-law/caretaker quarters - key features include: vaulted ceiling, full kitchen/breakfast rm, family Rm, 2 bedrooms, 2 full baths and a screened-in porch. Both homes have ground source heat pumps, hardwood & tile floors, an intercom system & central vacuum.



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### >>> HORSE BARN WITH APARTMENT

1,200 sq ft of living space

Horse barn equipped with 8 stalls on main level, full basement with 2 additional stalls, a tack room and eloquently finished living quarters on the 2nd floor.

Plus, a 100 x 60 all steel building w/ 60 x 40 heated tool shop, a 42 x 24 outbuilding, and a helicopter pad!



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# MAIN HOME - 3 BD, 3.5 BA - OVER 4.300 SQ FT

*Your Own Private Oasis...*



Side-entry 3 car garage, covered front porch



Back deck & screened porch leading to inground pool & patio



Gated entry & asphalt drive



Gorgeous fiberglass inground pool



Screened in porch overlooking pool

*...Come On Inside*

A stunning 2.5 story estate home with so many elegant features to enjoy! From custom millwork to elegant lighting to top notch flooring and huge windows throughout allowing natural light, this home truly has it all.



Stunning entry foyer



Relaxing formal sitting room



Elegant formal dining room



Custom woodwork on staircasing



Cozy hearth room with fireplace



Butler's pantry off kitchen





Gourmet kitchen with custom cabinets



Center island with built-in wine cooler



Breakfast nook with ample daylight

## *Relax Upstairs...*



Primary bedroom suite



Primary bath suite with spa tub



Two separate vanities & shower stall



Bedroom one with custom millwork



Bedroom two with custom millwork



Third floor additional loft/sleeping area

## *...Unwind Downstairs*



Fully finished basement with additional gourmet kitchen area, family room, and tons of room for recreation, including room for a pool table, bar area, ping-pong table, poker table & more! Plus, a hobby room, weight room & lower-level bath.



# >>> SECOND (ATTACHED) HOME - 2 BD, 2 BA - 1,200 SQ FT

*A Caretaker's Dream Suite...*



Screened back porch, side-entry 1 car garage,



Gorgeous sitting room adjoining main home to caretaker's home

*...A Home Within a Home*

This second home on the property is the perfect set-up for extended family. Attached for convenience of care, yet a true separate living area to enjoy your own personal home with the same level of elegant features!



Gourmet kitchen with custom cabinetry



Beautiful view in eat-in kitchen



Vaulted ceiling in living room



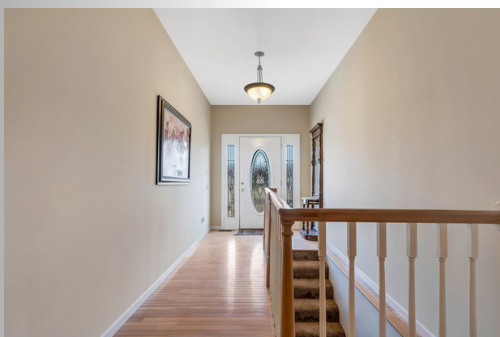
Bedroom one, walk-in closet



Bedroom two, walk-in closet



Two full, elegant baths



Entry foyer leading to finished basement



Finished recreational area in basement



Spacious screened-in back porch



# HORSE BARN WITH LUXURIOUS CARETAKER'S APARTMENT <<<

*...Calling All Horse Lover's*



10-stall horse barn, 8 on main level & 2 in basement



Plenty of surrounding fencing



Walkout basement stalls



Electric, plus hot/cold running water



Additional office area & tack room

## *Luxury Living Quarters Upstairs...*

A horse enthusiast dream!!! A huge 10-stall barn with luxury 1,200 sq ft caretaker's apartment on the 2nd floor. Some of the most stunning millwork & top-of-the-line features complete this luxury living space.



Gorgeous caretaker's apartment upstairs



Custom cabinets in kitchen



Hardwood & tile flooring



Cozy living room area



Studio sleeping area with great views



Custom millwork throughout



# >>> 100 X 60 ALL STEEL OUTBUILDING WITH MACHINE SHOP

*The Ultimate Machine Shed...*



All steel outbuilding with overhead garage doors



60 x 40 heated & insulated machine shop w/ hot/cold water



Concrete flooring & 400 amp electric



Tons of storage space for equipment



Heated office area

The perfect space for storing all of your recreational equipment and an ideal hobby/workshop area! This is the true ultimate workshop set-up complete with a 40 x 60 heated & insulated machine shop, concrete flooring, overhead garage doors, 400 amp electric service, plenty of overhead lighting, hot/cold running water and a heated office area.

*...An Additional Outbuilding*



24 x 42 outbuilding



Three horse stalls



Across property from house/barn

Set off the back corner of the house sits another 24 x 42 outbuilding that contains three additional horse stalls, has running water and is fenced and cross fenced. All on 22 acres for your horses to enjoy!!!



# 22+/- GORGEOUS COUNTRY ACRES FOR YOU TO ENJOY! <<<

*...Truly a Private Country Escape*



Overhead view of main home & attached caretaker's home



Aerial view of homes and pool



Intercom system at entrance



Elusive helicopter pad



Gorgeous surrounding woods

*Two Private Lakes to Enjoy...*



Nice private boat dock



Enjoy a lake view from your home



Two private lakes complete this dream country escape! The bigger lake is 2 acres for you to enjoy paddle boats or kayaks while you soak in your scenic surroundings. Fully stocked for fishing and a nice private boat dock! Smaller lake is set farther back on the property, also fully stocked for fishing.



# PROPERTY FEATURES <<<

*...An Ideal Country Setting*



Additional 14 acres is also available for sale

## Features Galore...

- Hardwood & tile flooring
- Custom millwork
- Vaulted & coffered ceilings
- Steel siding
- Ground source heat pumps
- Central vac system
- Shared intercom system
- 400 amp electric (main home)
- 200 amp electric (2nd home)
- Custom cabinets
- Granite countertops
- Double oven (main home)
- Huge walk-in pantry
- Fireplace & soap stone stove
- Oversized walk-in closets
- Bonus hobby room/office areas
- Double-size laundry room
- Unfinished storage area
- 10' finished walkout basement
- Vinyl decks
- Screened porches
- Fiberglass pool
- Enormous laid brick patio
- Oversized garages
- Concrete flooring in outbuilding
- Heated tool shop
- Water/electric in barns

Directions: From I-70, south on 47 to right on W. Booneslick Rd. to left on Hwy U. 6.8 miles on Hwy U to right on Wild Horse Farms Road. Continue 0.8 miles to right on Hawk Ridge Road. Follow Hawk Ridge through the gate to the house and property.

**Call Phil today at 314-486-8642 for your own private showing of this one-of-a-kind country estate!**

