



Fixer Upper on 13.89 Acres

Great Investment Opportunity

3 BED/2 BATH



2,160 sq ft Living Area



\$280,000

32509 Oakleaf Ln, Warrenton, MO 63383



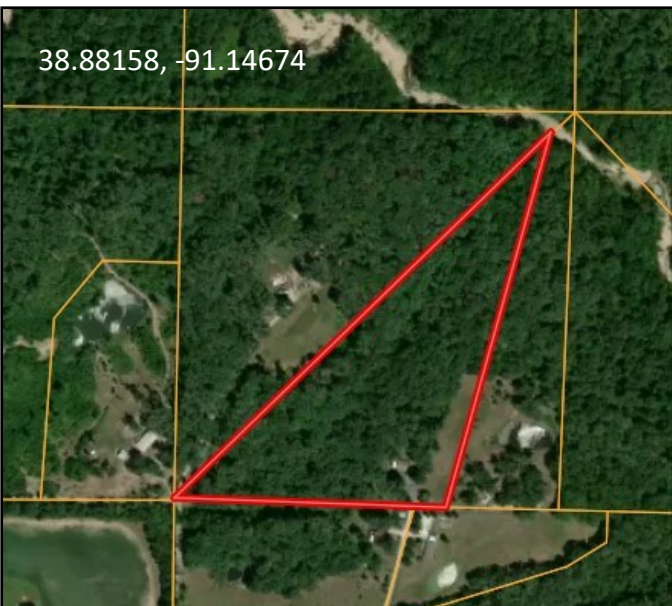
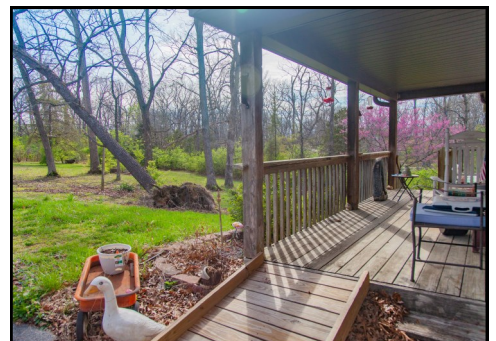
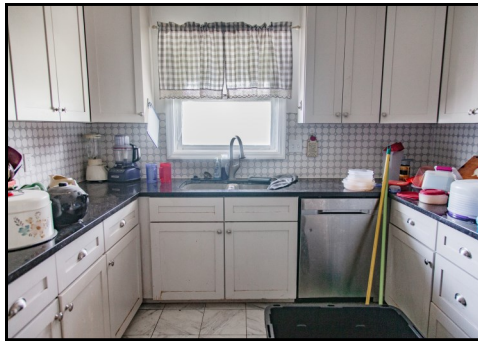
This fixer upper could really shine again with some elbow grease and a great eye for its potential! Situated on 13.89 mostly wooded acres, the beautiful country setting and lay of the land is the main value here. Home has roughly 1,080 sq ft of living space and 1 bedroom on the main floor, plus an additional 1,080 sq ft in the fully finished basement. Relaxing on the large enclosed deck off of the living room is sure to be a great way to spend summer nights. Nature lovers can enjoy the privacy the backyard has to offer and a nice walk through the woods to the creek that this property backs up to. A 2-car detached garage and outbuilding on property as well. Home is being sold As-Is. Roll up your sleeves and get ready to make this home truly yours!



Phil Reid

(314) 486-8642

phil@landtoday.com



FEATURES

- ◆ 13.89 acres
- ◆ Covered Front Porch
- ◆ Enclosed Deck
- ◆ Master Bedroom on Main Floor
- ◆ Fully Finished Basement
- ◆ 2 Car Detached Garage
- ◆ Wheelchair Accessible
- ◆ Metal Outbuilding w/ One Garage Space
- ◆ Beautiful Country Setting
- ◆ Backs to Creek
- ◆ Oversized Paved Driveway
- ◆ Plenty of Room for Recreation
- ◆ Warren Co R-III School District

Directions: I-70 West to exit 193 for MO-47, turn right onto MO-47N, continue 2.5 miles to Township Line Rd on the left, follow Township Line Rd. to Oakleaf Ln, approximately 1.3 miles. Home is at end of road, look for the Westbound sign.

