



# Beautiful Chalet on 2.79 Acres

3 BED / 2 BATH ♦ 1600 sq ft Liv Area ♦ \$499,000

176 Wildgrat Pass Dr., Innsbrook 63390



GORGEOUS CHALET ON PRIVATE LAKE IN INNSBROOK! With a spacious 1600 square feet of living space on 2.79 acres, this home has it all. Special features include a private dock, custom walnut staircase, all new LVP flooring, beautiful ship lap interior walls, coffee/dry bar with granite countertop, sleeping loft and two separate bedrooms upstairs, newer landscaping, flagstone walkway, fire pit and gravel pathway to the lake. Underneath the chalet has new spray foam insulation and a small storage shed that will come in handy to store all the water toys. Easy parking with 2 circle drives deserves special attention, especially for having guests and family over. You will have plenty of room to entertain in the spacious dining area and large back deck with bar overlooking the fire pit and lake. An extra bonus is a gentle sloping lot with no steps to climb to the waters edge. Located near tennis and pickleball courts, horse stables and Lake Innsbrook makes for an ideal location.

COMES FULLY FURNISHED!

**Broker | Owner**



**Phil Reid**

(314) 486-8642

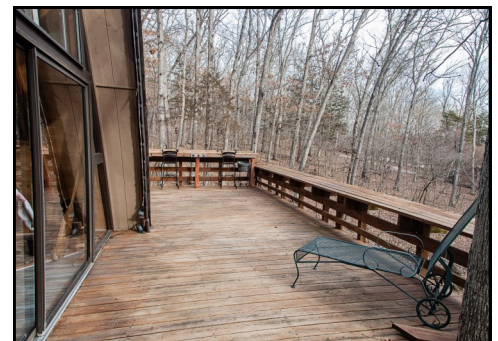
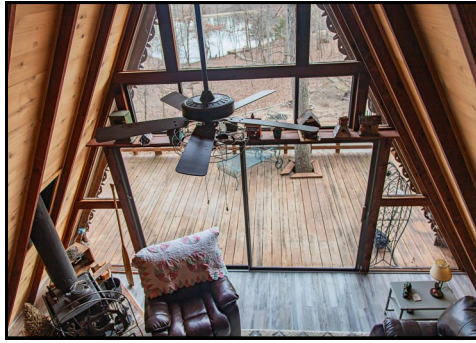
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## FEATURES

- ◆ 2.79 Acres
- ◆ Ample Parking
- ◆ 2 Circle Drives
- ◆ Spray Foam Insulation
- ◆ Large Deck w/Bar
- ◆ Fire Pit
- ◆ Dock
- ◆ Luxury Vinyl Plank Flooring
- ◆ Vaulted Ceilings
- ◆ Coffee/Dry Bar
- ◆ New 3 Ft Walnut Stair Case
- ◆ Wide Open Upstairs Foyer w/Sleeping Loft
- ◆ Flagstone Walkway
- ◆ Gentle Slope to Water
- ◆ On a Private Lake

**Directions:** 70 West to Wright City exit 200, left on N Elm for .3 miles, right on W S 2nd St. and left onto State Hwy F. Continue around 4.8 miles to right on Innsbrook Dr. for 1.1 miles. Turn right to stay on Innsbrook Dr then a right onto Wildgrat Pass Dr. Home will be on the right.

