



# Custom Home on 17.9 Acres

5 BED / 3 BATH ♦ 3,200 Sq Ft Liv Area ♦ \$565,000

25 Maple Ridge Dr. New Florence, MO 63363



CUSTOM 5 BEDROOM RANCH ON 17.9 ACRE HILLTOP OASIS! You will love all the space with this 5 bedroom, 3 bath home situated on a private country road with an easy drive to HWY 70. The home boasts soaring ceilings, rear wall of windows offering spectacular views, large back deck, covered back patio, covered front porch and a finished walkout basement. Other features include a wood burning fireplace, induction stove/oven, soft close kitchen drawers, tinted/solar UV windows on west wall, motorized shades & rounded archways, plus FIBER internet! Plenty of room to roam with hilltop views, winding paths wonderful terrain for riding four wheelers and a place to hunt and shoot guns. A beautiful rustic 30x30 barn made from lumber harvested on the property with concrete floors, electric and a woodburning stove. Kids will love the chicken coups and not to mention the tree fort set in a park like setting. Easy drive to the charming German town of Hermann and its restaurants, wineries & shops. Just 7 minutes from I-70!

**Broker | Owner**



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## FEATURES

- ◆ 17.9 Acres
- ◆ 3,200 Sq Ft in Total
- ◆ 9 Ft. Ceilings
- ◆ 12 Ft. Ceiling in Living
- ◆ Open Floor Plan
- ◆ Main Floor Laundry
- ◆ Walk In Closets
- ◆ Coffered Ceiling in Primary Bedroom
- ◆ Primary Bed. Suite
- ◆ Tinted/Solar UV Windows on West Wall
- ◆ Motorized Shades
- ◆ Stamped Covered Front Porch & Stamped Walkway
- ◆ Deck & Covered Patio
- ◆ Vault Room
- ◆ 30x30 Barn w/ Electric and Concrete Floors
- ◆ Fiber Internet

**Directions:** I-70 West to exit 170 toward Montgomery City and a left onto State Hwy J. Keep left to stay on Hwy J, left on Maple Ridge Ln. Property on the left. Look for Westbound Sign

