

4319 Us Highway 61 Bloomsdale, MO-Jefferson Co. 2.03
+/- Acres
4319 Us Highway 61
Bloomsdale, MO 63627

\$450,000
2.03± Acres
Jefferson County



4319 Us Highway 61 Bloomsdale, MO-Jefferson Co. 2.03 +/- Acres
Bloomsdale, MO / Jefferson County

SUMMARY

Address

4319 Us Highway 61

City, State Zip

Bloomsdale, MO 63627

County

Jefferson County

Type

Single Family

Latitude / Longitude

38.108027 / -90.30216

Dwelling Square Feet

4,153

Bedrooms / Bathrooms

3 / 3.5

Acreage

2.03

Price

\$450,000

Property Website

<https://rootedrea.com/property/4319-us-highway-61-bloomsdale-mo-jefferson-co-2-03-acres-jefferson-missouri/118769/>



4319 Us Highway 61 Bloomsdale, MO-Jefferson Co. 2.03 +/- Acres
Bloomsdale, MO / Jefferson County

PROPERTY DESCRIPTION

Call Paige Slabby for more information [\(314\) 809-4406](tel:3148094406).

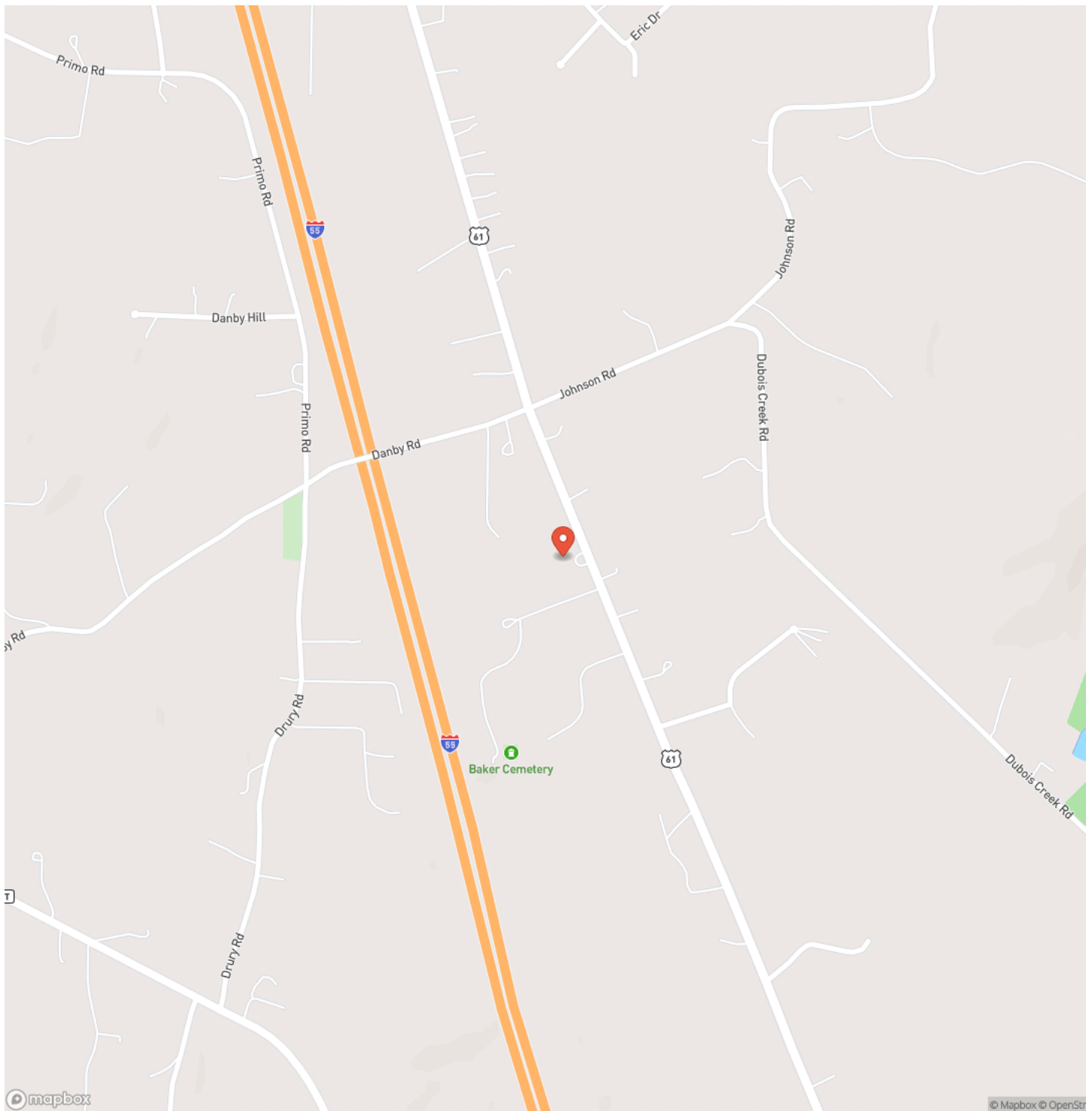
Welcome to this meticulously maintained, move-in ready home situated on 2.03+/- mostly level acres just 4 miles from the Jefferson R-7 School District. Offering an estimated 4,153+/- sq. ft. of finished living space, this spacious property features 3 bedrooms, 3.5 bathrooms, plus an additional sleeping area in the finished walk-out basement. The main level offers generous living spaces, main-level laundry, a fireplace, and a beautiful finished breezeway/side entry that adds both character and functionality to the home. The finished walk-out basement provides an abundance of additional living space, including a family room with a fireplace, a sleeping area, full bathroom, office/play area, and a large tiled room with the potential for a full kitchen and/or bar area. With its versatile layout, the lower level offers excellent potential for an in-law suite or multi-generational living. Outside, enjoy a large, flat yard, circle driveway, two enclosed garages plus an additional carport/garage area and plenty of storage throughout the property. This home has been thoughtfully cared for with numerous major improvements, including a new well pump and pressure tank, new septic pump and aerator, septic system pumped and serviced last year, newer water heater and water softener, new A/C fan and capacitor, and a new A-coil in the furnace. The roof and siding are also less than 10 years old. With its spacious layout, beautiful setting, extensive storage, flexible lower-level living space, and numerous updates, this truly move-in ready home has so much to offer.



4319 Us Highway 61 Bloomsdale, MO-Jefferson Co. 2.03 +/- Acres
Bloomsdale, MO / Jefferson County

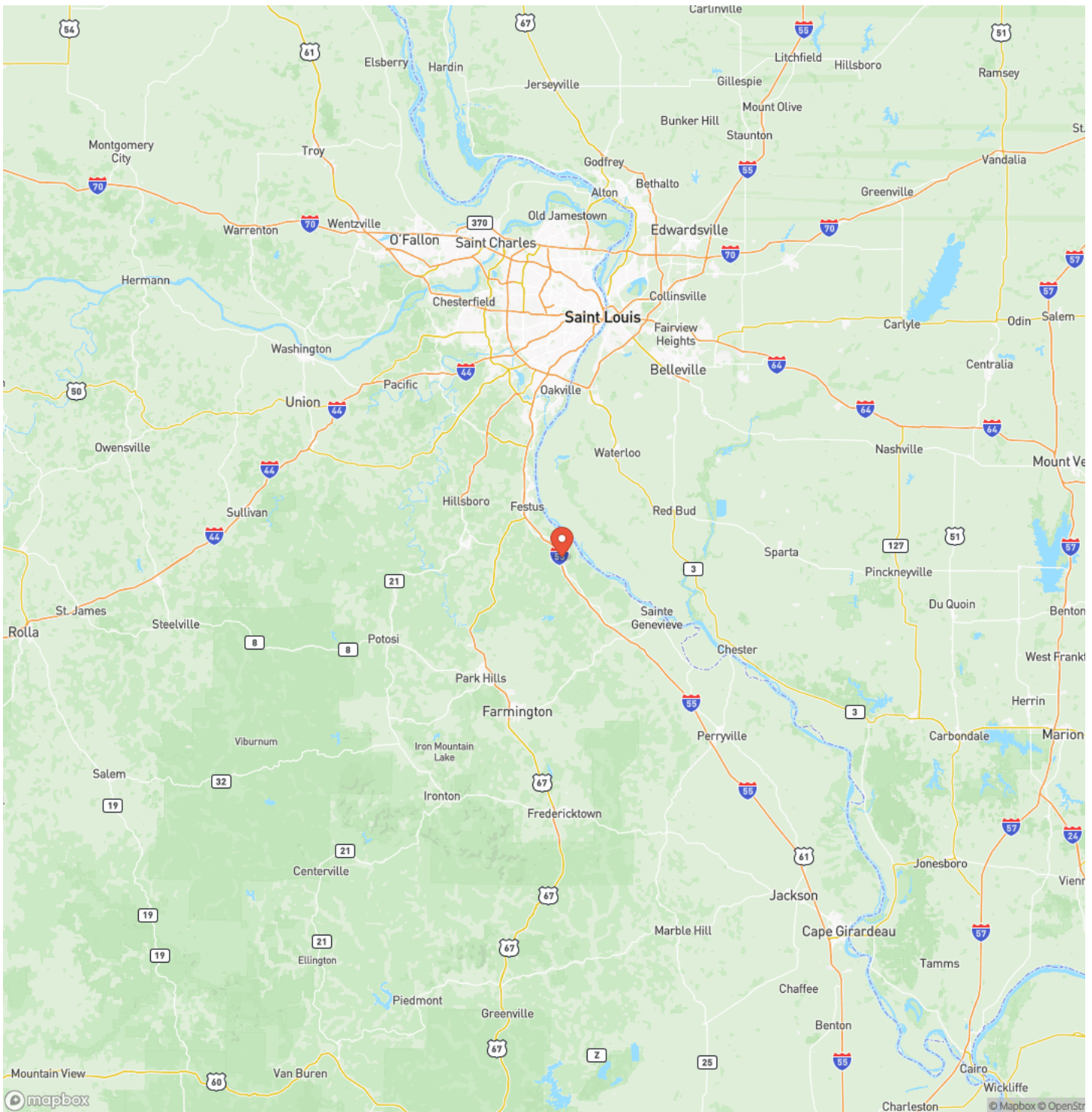


Locator Map



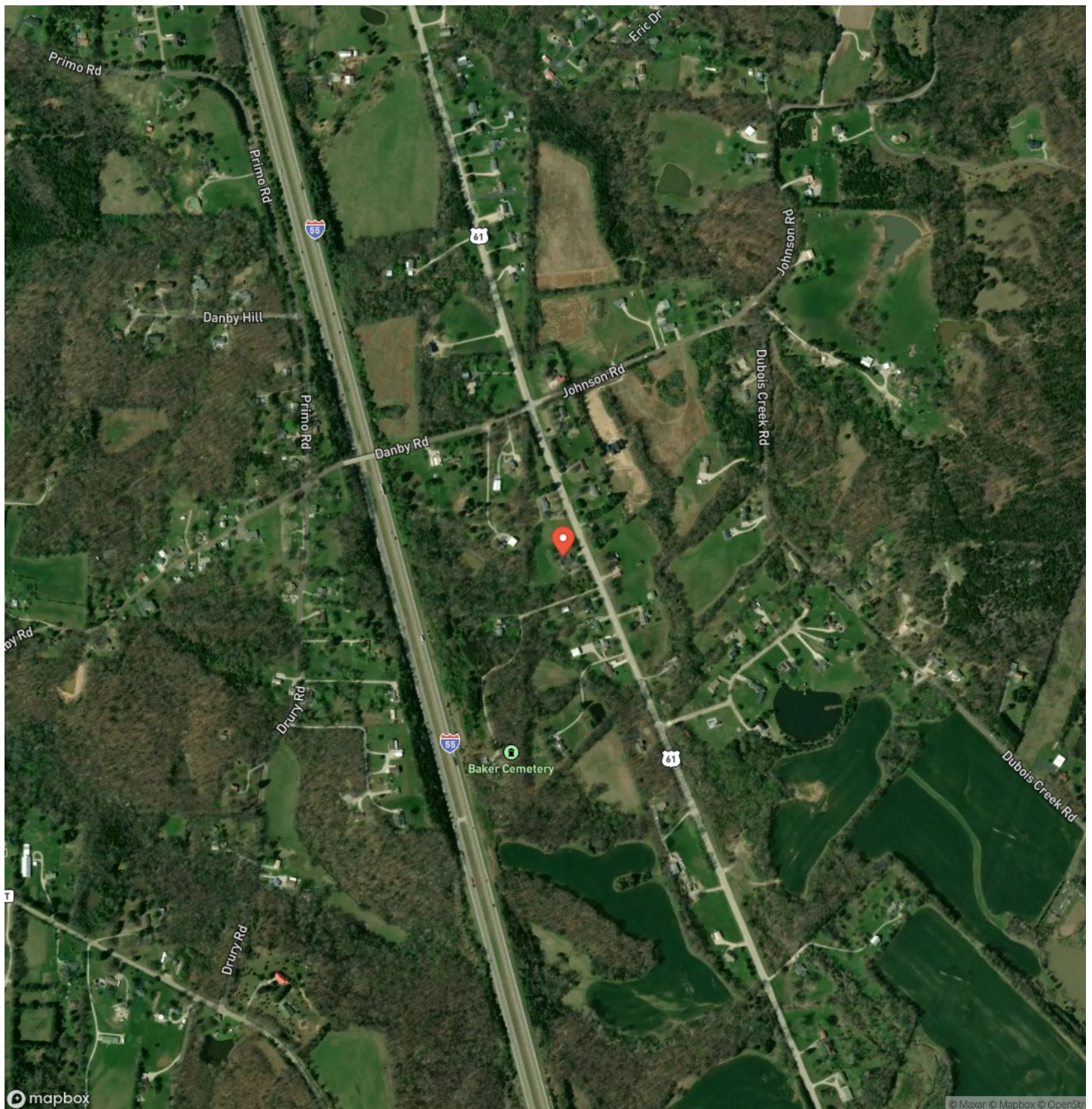
4319 Us Highway 61 Bloomsdale, MO-Jefferson Co. 2.03 +/- Acres
Bloomsdale, MO / Jefferson County

Locator Map



4319 Us Highway 61 Bloomsdale, MO-Jefferson Co. 2.03 +/- Acres
Bloomsdale, MO / Jefferson County

Satellite Map



4319 Us Highway 61 Bloomsdale, MO-Jefferson Co. 2.03 +/- Acres
Bloomsdale, MO / Jefferson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Paige Slabby

Mobile

(314) 809-4406

Email

pslabby@rootedrea.com

Address

City / State / Zip

Festus, MO 63028

NOTES



MORE INFO ONLINE:

<https://rootedrea.com/>

[illegible]

<https://rootedrea.com/>

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.



Rooted Real Estate & Auction Co.
344 Festus Centre Dr.
Festus, MO 63028
(636) 465-0265
<https://rootedrea.com/>

