

3305 Magnolia Lane Festus, MO-Jefferson Co. 4.6+/-
Acres
3305 Magnolia Lane
Festus, MO 63028

\$585,000
4.6± Acres
Jefferson County



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Festus, MO / Jefferson County

SUMMARY

Address

3305 Magnolia Lane

City, State Zip

Festus, MO 63028

County

Jefferson County

Type

Residential Property

Latitude / Longitude

38.131692 / -90.32704

Dwelling Square Feet

4,372

Bedrooms / Bathrooms

4 / 3.5

Acreage

4.6

Price

\$585,000

Property Website

<https://rootedrea.com/property/3305-magnolia-lane-festus-mo-jefferson-co-4-6-acres-jefferson-missouri/114541/>



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Festus, MO / Jefferson County**

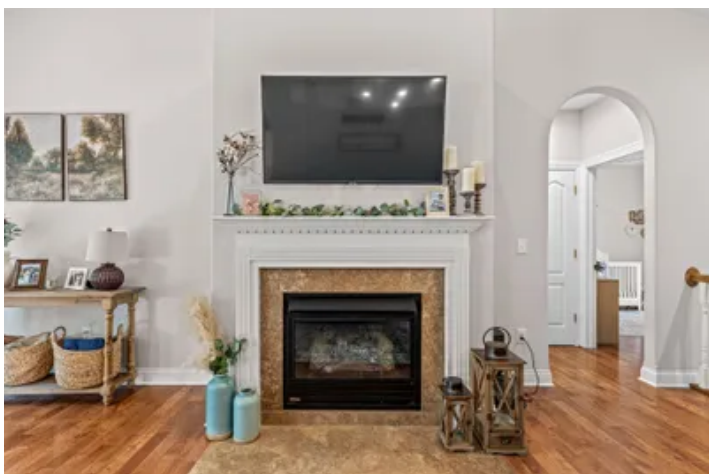
PROPERTY DESCRIPTION

Contact Cheryl Grither [\(573\) 579-5426](tel:5735795426).

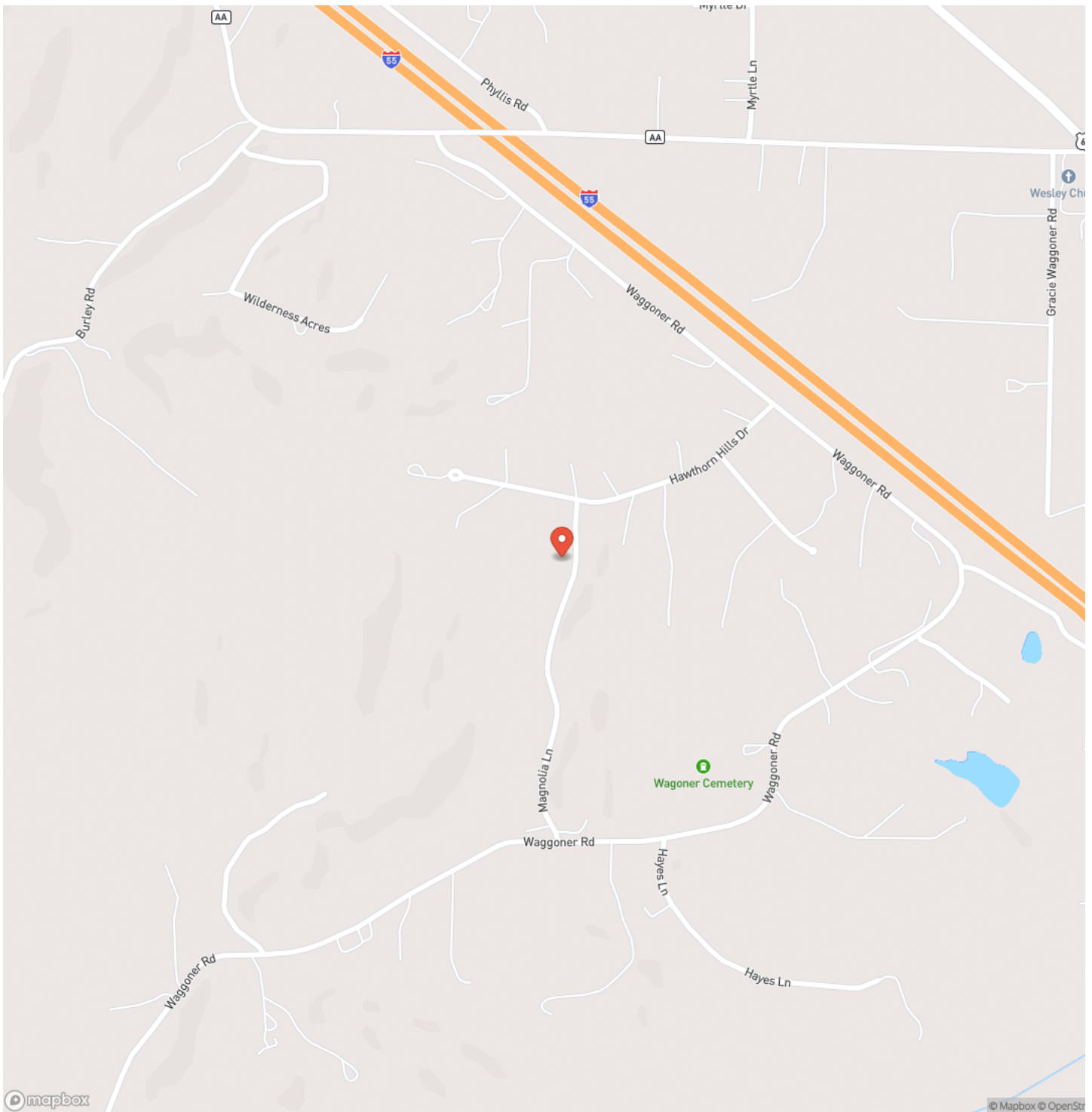
Home Sweet Home! Welcome to this stunning ranch nestled on 4.6+/- picturesque acres in the highly sought-after Hawthorne Hills neighborhood! From the moment you step through the beautifully refinished front door, you'll appreciate the elegant arched doorways, rich hardwood flooring, and quality finishes throughout. The impressive vaulted kitchen is the heart of the home, featuring staggered custom cabinetry, solid surface countertops, a tile backsplash, stainless steel appliances, breakfast bar, and a bright breakfast room perfect for everyday dining. The formal dining room showcases a tray ceiling and recessed lighting, while the private office with vaulted ceiling provides an ideal space for working from home. Retreat to the spacious primary suite, complete with a tray ceiling, crown molding, and a luxurious ensuite bath offering dual vanities and plenty of space to unwind. The beautifully finished walk-out lower level is designed for entertaining, boasting a large recreation room, wet bar, fourth bedroom, full bath, and oversized windows that fill the space with abundant natural light. Step outside to enjoy the low-maintenance deck overlooking a breathtaking backyard. The professionally landscaped grounds offer exceptional privacy, an inviting arbor, and endless opportunities for relaxing or entertaining while taking in the beauty of the surrounding acreage. This exceptional property combines elegant living, peaceful country surroundings, and the convenience of a desirable neighborhood. Don't miss your opportunity to make this beautiful home yours-schedule your private showing today!



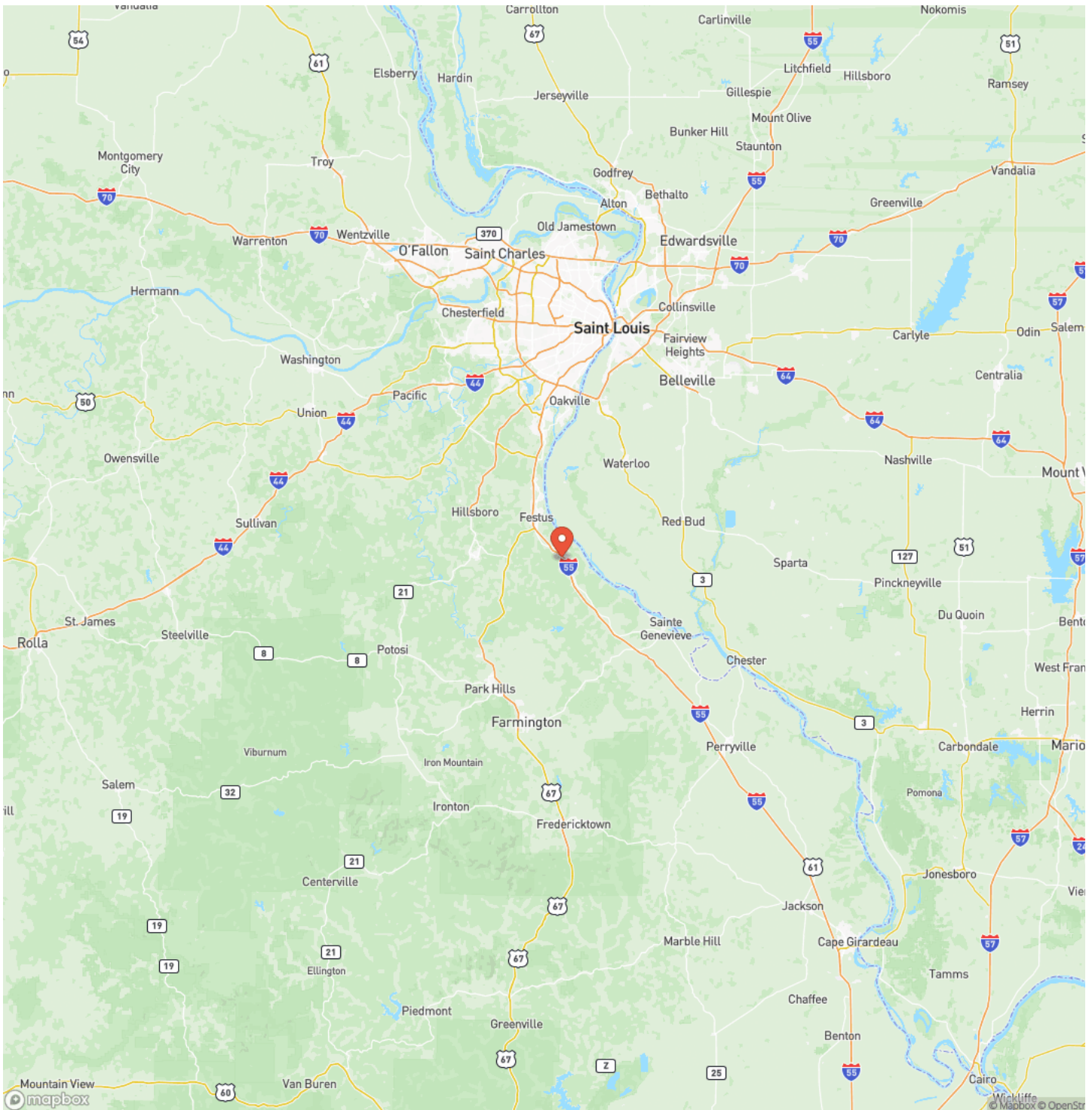
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Festus, MO / Jefferson County



Locator Map

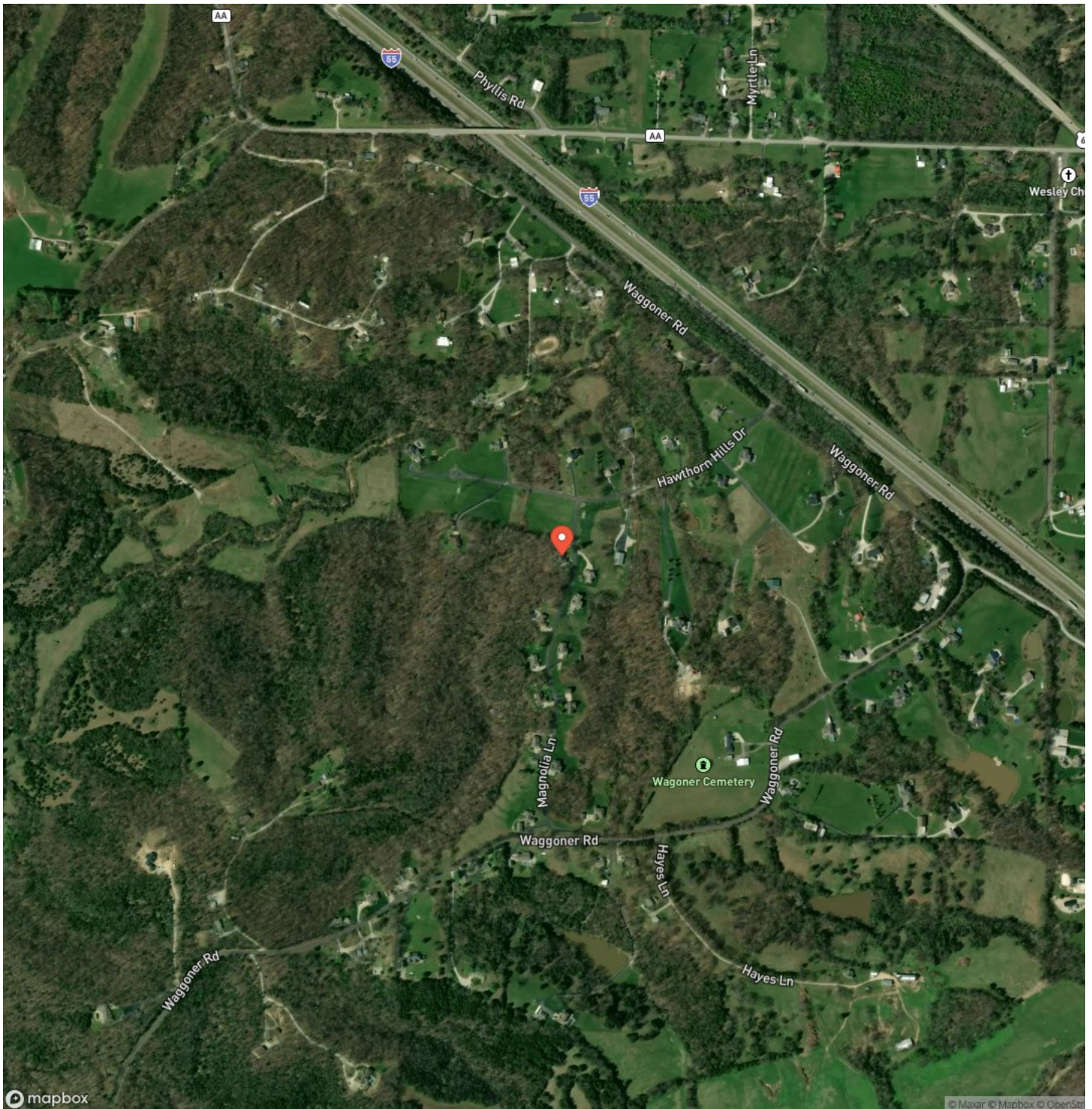


Locator Map



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Festus, MO / Jefferson County

Satellite Map



3305 Magnolia Lane Festus, MO-Jefferson Co. 4.6+/- Acres
Festus, MO / Jefferson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Cheryl Grither

Mobile

(573) 579-5426

Email

cgrither@hotmail.com

Address

City / State / Zip

Sainte Genevieve, MO 63670

NOTES

[illegible]

MORE INFO ONLINE:

<https://rootedrea.com/>

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://rootedrea.com/>

DISCLAIMERS

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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.



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Festus, MO 63028
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