

Your listing looks the same as all the other listings

Listing #	CDOM	Listing Price	Price/SqFt	St #	Address	BD	Area	City & ZIP	Age
Status	Type				Listing Office	BA	Lot Sz	Sq Ft	Tax ID
440536	I	\$609,900	129.77	430	Charme Dr			St Louis 63367*	
Active (07/28/04)	Residential				BuySelf, Inc	4	22216sqft*	4700	A974000558



Elegant custom atrium ranch w/wall of windows overlooking the 13th tee box of Lake Forest Country Club in Lake St. Louis. Very open floor plan. Has 5 bedrooms and 4 baths. 3 car side entry garage and over 4700 sq. ft. In ground heated pool. 3 fireplaces (2 gas, 1 wood burning). Vaulted ceilings in foyer, dining room, living room and office/bedroom. Beautiful wood floors. This home has 2 satellite dishes, central vacuuming system, alarm system, in-ground sprinkler system and landscape lighting. Main floor laundry room. All seasons room. Lower level includes pool room with bar area. Family room with fireplace and bedroom. Guest/inlaw quarters on lower level complete with kitchen, private entry and laundry.

Listing Price	Selling Price	Address	Listing #
\$609,900		430 Charme Dr, St Louis 63367-2431*	440536

Agent	Albert G Hepp (ID: ALHEPP) Primary:866-990-6211	Agents see the commission you are offering if they bring a buyer -- this is what motivates them to show & sell your home	
Property Type	Residential		
Status	Active		
CDOM	I		
Agreement Type	Excl. Right to Sell		
Area	Wentzville-Holt		
Subdv/Cmplx	The Oaks of Andrew Woods		
Commission	Sub Agency	Buyer Agency	Transaction Broker
	0	3.0	3.0
Structure (approx sq ft)	4700	Sq Ft Source	Variable Rate
Lot Sq Ft (approx)	22216*	Appraisal	Yes
County	St Charles	Lot Acres (approx)	Price / SqFt
Style	Ranch	Tax ID	129.77
Beds	5	Baths	4
Age	7*	Map Coordinates	VV17, 45
Map Book	Wunnenberg	Listing Date	07/28/04
Cross Street		Expiration Date	07/28/05
Entry Date	07/28/04	Phone To Show	636-577-1234
Original Price	609,900	Owner Phone	
Occupant Type	Owner		
Occupant Name			
Owner Name	Mr. & Mrs. Homeseller		

Agent Remarks: Call the seller to schedule showings, ask questions about the property, or present offers. Seller is representing himself

Directions To Property	Call ahead to get numeric lockbox combination. Thank you. Take Hwy 70 west; exit Lake St. Louis Blvd go south (left) to Charlemagne Dr. turn left. Take Hwy 40 west and exit north (right) on Lake St. Louis Blvd. Right turn on Charlemagne Dr.
Photo Instructions	
Dual Agency	Yes
Lic. Asst'g Seller	TB
	Picture Provided By Photographer

General Information

Showing Instructions	By Appointment, Other Lock Box
Elementary School	Wentzville
Jr. High School	Wentzville
Sr. High School	Wentzville

8 photos included, see below

Taxes Paid 6893
 Year 3
 Assoc Fee 450
 Assoc Fee Paid Yearly

Rooms & Baths

of Rooms 13
 Main Full Baths 2
 Low Full Baths 1
 Low Half Baths 1

Description

Architecture Traditional
 Construction Fl Brick Veneer Frt, Vinyl Siding
 # Garage Spaces 3
 Parking Description Circle Drive, Garage Door Opener, Rear/Side Entry
 Basement Description Partially Finished, Walk-Out
 # Fireplaces 3
 Fireplace Type Gas, Woodburning Fireplce
 Fireplace Location Great Room, Hearth Room
 Lot Dimensions 150/150x145/150
 Lot Description Backs to Comm. Grnd, Backs to Trees/Woods, Fencing

Room Dimensions

Great Room 19x18 Level: M
 Great Room Floor Cv Carpeting
 Great Room Wndw Cv None
 Family Room 34x18 Level: L
 Family Room Floor Cv Carpeting
 Family Room Wndw Cv None
 Dining Room 11x8 Level: M
 Dining Room Floor Cv Carpeting
 Dining Room Wndw Cv Some
 Kitchen 17x14 Level: M
 Kitchen Floor Cv Wood
 Kitchen Wndw Cv Some
 Breakfast Room 25x11 Level: L
 Brkfst Room Floor Cv Wood
 Hearth 26x12 Level: M
 Hearth Floor Cv Wood
 Hearth Wndw Cv Some
 Master Bedroom 21x13 Level: M
 Master Bdrm Floor Cv Carpeting
 Master Bdrm Wndw Cv Some
 Sitting Room 14x12 Level: L
 Sitting Rm Floor Cv Carpeting
 Sitting Rm Wndw Cv Some
 2nd Bedroom 14x11 Level: M
 2nd Bedroom Floor Cv Carpeting
 2nd Bedroom Wndw Cv Some
 3rd Bedroom 15x13 Level: M
 3rd Bedroom Floor Cv Carpeting
 3rd Bedroom Wndw Cv Some
 4th Bedroom 14x11 Level: L
 4th Bedroom Floor Cv Carpeting
 4th Bedroom Wndw Cv Some
 5th Bedroom 14x10 Level: L
 5th Bedroom Floor Cv Carpeting
 5th Bedroom Wndw Cv Some
 Recreation Room 25x14 Level: L
 Rec Room Floor Cv Carpeting
 Rec Room Wndw Cv Some
 Laundry 7x6 Level: M
 Laundry Rm Floor Cv Vinyl
 Laundry Rm Wndw Cv Some

Additional Information

Bedroom Description Possible Extra Bdr, In-Law Quarters, Main Floor Master
 Master Bath Descr. Double Sink, Whirlpool & Sep Shwr
 Dining Separate Dining
 Kitchen Breakfast Bar, Center Island, Hearth Room, Walk-In Pantry
 Interior Decor Cathedral Ceilings, Some Carpeting, Some Wood Floors, Some Window Treatmnt, Vaulted Ceiling
 Windows & Doors Atrium Door(s), French Door(s), Palladian Windows, Some Storm Doors, 6 Panel Door(s)
 Special Areas Entry Foyer, Game Room, Great Room, Living Room, Main Floor Laundry, Utility Room
 Disclosures Sellers Discl. Avail
 Conditions Unknown
 Amenities Club-Golf, Clubhouse/Facilities, Club-Pool, Club-Tennis, Hot Tub, Inground Pool

Miscellaneous	Burglar Alarm-Leased, In-Ground Sprklr Sys, Satellite Dish, Screened Porch, Smoke Alarm/Detec
Cooling	Ceiling Fan, Central-Electric
Sewer	Public
Heating	Forced Air, Humidifier
Water Softener	Owned
Cable Available	Yes
Water	Public
Heat Source	Gas
Water Heat	Gas

Assumption Information

1st Assumable	No
2nd Mortgage	No

Financial / Misc Information

Existing Loan	Conventional
Selling Terms	Conventional
Possession	Negotiable

Privileged Information

Picture Provided By	Photographer
IDX	Yes
Status Kick Out	No Kickout Hours: 0
Longitude / Latitude	-90.749600 / 38.787280
Show Address to Public	Yes



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Your listing includes multiple photos

Listing Pictures

430 Charme Dr St Louis, MO

