

# WELCOME TO 43261 MAPLE CREEK PLACE

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**ADDRESS:** 43261 Maple Creek Place, Monroe City, MO 63456

**PRICE:** \$159,500

**BEDROOMS:** 4

**BATHROOMS:** 2

**LIVING AREA:** 1,660

**YEAR BUILT:** 1996

**MLS#:** 170706905

**SCHOOLS DIST:** Monroe City

**TAXES:** \$1,049

**TAX YEAR:** 2016

**HOA FEES:** \$664/yr.

## PROPERTY DESCRIPTION:

Welcome to your cottage style home situated almost at the end of private drive in the Maple Creek Subdivision on 2 ½ lots. Also owned and included with the sale are 2 additional lots across the street. This four bedroom, two bath home is covered in cedar siding and features a 10x20 screened in porch (with framed inserts for the winter) that overlooks the shared pond, a full finished walk-out basement, and 12x40 wood deck. The deck and walk out basement overlook a wooded area which is frequented by deer and turkey.

The main floor of the home has 2 bedrooms, living room, kitchen, dining area with access to the deck, and a full bath. The full walk-out lower level contains 2 bedrooms, full bath, utility room, and a den/family room. The water heater and furnace are both in the basement as well. This home is heated with gas and has central heat and air.

The 30x50 garage/workshop is a dream come true! The fully insulated & lined shop with 200 amp service is heated with a propane furnace and has a ½ bath. The attic area also has another 10x30 storage area. 3 stalls with garage door openers and room for a workshop too!

## PROPERTY HIGHLIGHTS:

- 4 bed, 2 bath cottage style home
- Screened porch & deck
- Finished walk-out lower level
- Detached 3 car garage & workshop
- Wooded setting
- On dead end private drive



## PRESENTED BY:

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