

1322 Parkview Valley Dr, Ballwin, MO 63011

\$245,000



MLS# 10029081
Style: Ranch
Construction: Brick Veneer
Decrtv,Vinyl Siding
Age: 32
Bedrooms: 3.0
Bathrooms: 2.5
Sq.Ft.: 1704
Lot Size: 11308
Lot Description: Backs to
Trees/Woods, Level Lot, Sidewalks,
Streetlights
Parking: Attached Garage,Garage Door
Opener
Parking Spaces: 2
Subdivision: Parkview Estates
Elementary School: Piermont
Jr High School: Parkway West Middle
High School: Parkway West

Description

Welcome to this beautiful Ranch style home. The home has 1700+ sq ft on the main level and a finished rec/family room in the lower level. The home enjoys formal living/dining rooms plus an entertaining open kitchen/breakfast/family room. The sliding glass doors in the breakfast room open to the over sized patio and garden like private backyard, currently doubling as a soccer field for the kids. On rainy days the finished lower level is great space for the kids to play, watch TV or hang out with friends. The basement provides a great opportunity for further expansion as the builder placed the systems all in one area. The house has been freshly painted and the wood floors/carpeting are in great shape. The large kitchen has newer appliances and the refrigerator, washer and dryer stay with the home. The master bedroom suite offers an escape from the days' routine. The home is located across the street from Queeny Park and is literally minutes from every amenity you can imagine.

Miscellaneous: Burglar Alarm-Owned,Covered Porch,HIGH,Home Protection Plcy,In-Ground Sprklr Sys,Patio,Satellite Dish,Smoke Alarm/Detec

Room	Length		Width	Level	Flooring
Living Room	24	x	12	M	Carpeting
Family Room	24	x	12	M	Carpeting
Dining Room	11	x	10	M	Carpeting
Kitchen	10	x	9	M	Wood
Breakfast	11	x	10	M	Wood
Master Bedroom	12	x	14	M	Carpeting
2nd Bedroom	14	x	10	M	Carpeting
3rd Bedroom	11	x	10	M	Carpeting
Recreation	22	x	15	L	Carpeting

Terry Peterson
314-414-4111
TLPeterson.com

[IMAGE]

M.O.R.E.
Full Service Real Estate

314-414-6000