

## FACTS AND FEATURES

### Julius and Grace Johnmeyer Revocable Living Trust

390 Hwy W, Fayette, MO 65248



#### Directions:

From Columbia I-70 West to Hwy 40 North to Hwy 240 North to Hwy W

From Fayette: Hwy 240 S to Hwy W East to property

#### Property description

A lakeside 9.6 acre property that includes a rustic 5,200 square foot home and detached garage. Conveniently located to Columbia-Fayette.

#### General information

Property is situated on a 20 acre lake. Approx 3 acres of the lake is owned and balance is shared with one additional owner. From the driveway off Hwy W there is a small pond and woods on the east, right side of the driveway that lead to the bridge that spans the cove. The drive leads to the covered carport and a tuck under tandem garage with entry on the basement level. See attached aerial photo.

## Home

This 17 room, rustic, lodge style home was designed and built by Mr. Johnmeyer. He was a contractor of some renown and worked throughout the western and mid-western US. Throughout his travels he collected the materials that were later used to construct his dream home. This is a home that you would more commonly associate with the Rocky Mountains, Alaska or far NE states of Vermont or Maine. This home was designed for people who embrace a casual and active lifestyle. It was a center of activity for frequent gatherings of the Johnmeyer family and all their friends.

One of the most striking outward features of the home is the exposed hedge (Osage Orange) log supports that are visible. Osage orange lumber is known as decay resistant and one of the hardest, and heaviest most durable woods that grows in the United States. Extremely dense, Osage orange weighs approximately 59 pounds per cubic foot dried. It has a straight grain and is not porous. [http://www.ehow.com/facts\\_7862612\\_osage-orange-lumber.html](http://www.ehow.com/facts_7862612_osage-orange-lumber.html).

The hedge logs Mr. Johnmeyer used are up to 60 feet long and were shipped from Montana by rail to use in the home. Other materials were shipped in from Kansas, Nebraska and Alaska. Roof is wood shake shingle covered with metal. Decks were constructed from cypress known for its resistance to water, insects and decay.

The home has three levels.

First (main) level	2,596
Second level finished	1,972
Lower level finished	<u>952</u>
Total square feet	5,520

## Great Room

The Great Room has adjoining cypress covered decks on 2 sides and gives a lake view from 3 directions. It features a huge see-through rock wood burning fireplace with an adjacent wood storage closet and exposed beam ceiling. It opens to the dining area and kitchen.

## Kitchen

Custom cabinets constructed from exotic worm-hole chestnut. Huge pantry and a work island with both an electric range and a Jenn-Aire downdraft gas stove and grill. Kitchen windows frame a view of the park, sandy beach and the cove.

## Dining room

Large dining area 22X16 with hedge and walnut wood flooring. It is separated from the Great Room by the huge see-thru rock fireplace. Step out the sliding glass door onto the 34X17 deck and the boat slip.

## Office/study/sewing room

8X12 room with built-ins could be used for many family activities. Located off the hall between the dining and living room and across from a full bath.

## Living room

Huge 27X20 carpeted area that spotlights a beautiful spiral stair-case to the upper level and balconies. The staircase is a work of art and made of solid hedge wood. Also has the front entry door.

### **Master suite**

Features a cedar-lined walk-in closet and a handicap accessible master bath with walk-in shower.

### **Concrete front patio**

32X16

### **Car port**

Covered 31X30 with access to the living room or mud-room and laundry.

### **Upper level**

5' balconies on two sides that overlook the living room. Access to 2 bedrooms, hall and two storage rooms. Cedar railings, and access. Outside wrap around balconies, 33X5.5.

### **Covered dance floor**

27X25 covered deck that was used as a dance floor.

### **Family room**

17X14 with pine wood floors

### **Library room**

Wonderful study 14X9, carpet with book shelves.

### **Bedrooms**

NW bedroom 13X12, carpet, 2 double closets

NE bedroom 14X13, double closet, cedar lined

Two hall storage rooms 10X9 and 11X9

SW bedroom, 14X13, carpet, 2 double closets

SE bedroom , 14X12, carpet, 2 double cedar lined closets. Tulip, walnut, pecan and cedar walls.

### **Lower level**

Finished area Mechanical area 8X8 with 95% efficient Amana Air-command propane, forced air 8-10 yrs old. There is also a large unfinished shop area 41X19 with racks and shelves. Tandem parking for boat or auto.

### **Recreation room**

34X28 recreation area

### **Bedroom**

13X9. Newly remodeled full bath

### **Kitchen area**

Newly remodeled, sink, electric stove, refrigerator

## **Lake**

The property includes 3 acres of water, a part of a 20 acre lake. Owner has right to use the entire lake. Owner shares care and maintenance of the lake with other owners. There is a Lake Maintenance Agreement in effect. The lake is has large fish in abundance, catfish, bass, crappie.

## **Notes**

The property is very private and secluded. It is accessed by a sturdy, engineered bridge supported by I-beams that span the cove. There is a swimming area complete with a sand bottom, concrete retaining wall, ladder to enter and exit. There is a park-like play area for children, a garden area, a volleyball net as well as walkways and retaining walls. This property was the vision of Julius Johnmeyer, a legendary contractor. The family owns additional land adjacent to this property and may be negotiable to sell a partial. Property Taxes are very low at \$1,638 annually.

## **Community**

The Fayette-Columbia area has 4 colleges and 5 hospitals, a regional airport with easy access to I-70 and Kansas City and St Louis. Fayette is home to Central Methodist College, an accredited liberal arts school.

## **Disclaimer:**

The above information was gathered from multiple sources and is thought to be accurate. Don Emery and Associates makes no guarantee and takes no responsibility for accuracy or omission because of the reliance on sources.