



## Area Homes Specialists

*Setting the trend for how Real Estate is sold in the Midwest.*

**www.BarnesRealty.com**

**18156 Hwy 59  
Mound City, MO 64470  
(660) 442-3177**

**1711 Oregon  
Hiawatha, KS 66434  
(785) 742-4580**

**1708 Prairie View Rd, Suite B  
Platte City, MO 64079  
(816) 219-3010**

### ***7300 Erika Court, Pleasant Valley, MO 64068***



***Beautiful, pristine clean home on cul-de-sac. You will love the backyard with its peaceful setting that backs up to a small stream. Roof is 1 year old, HVAC, hot water heater, less than 2 yrs old, Move in ready right now! There is plenty of storage in this beautiful home and is fully fenced, so bring your pets! Wonderful out building is floored with plenty of room for your lawn equipment and extra storage. Quiet, safe neighborhood for a family. Beautiful back deck & a walk out basement to small patio for BBQ with friends & family!***

**Price:** \$194,900.00

**# Bedrooms:** 3

**# Baths:** 4 (2 full & 2 half)

**Taxes:** 2016 taxes were \$2,076.00

**Year built:** 1994

**Basement:** Finished walk-out

**Lot size:** approx. 0.32 acres

**Water/Sewer:** City

**Heating/Cooling:** Forced/Central A/C

**Exterior:** Wood siding

**Garage:** 2-car attached

**Roof:** Composition

**Other Features:**

- Walk-in closets
- Wood burning & gas start fireplaces
- Small attached back deck
- Newer roof only 1 year old
- Storage building
- Summer dehumidifier
- Winter humidifier
- Fully fenced in backyard
- GREAT neighborhood!
- Newer hot water heater only 2 years old
- Nice Landscaping
- Master suite on main floor

**LISTING AGENT:**

Karen Rothermich

(816) 550-5905 or [Karen@barnesrealty.com](mailto:Karen@barnesrealty.com)

**BROKER PARTICIPATION:**

Barnes Realty Company, as listing Broker, will gladly and fully cooperate with most licensed Real Estate Brokers to obtain a sale of the property on terms satisfactory to the current Owners.

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This information is thought to be accurate; however it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur.

It's the Buyer's responsibility to satisfy him self with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject any and all offers.

All inquiries, inspections, appointments, and offers must be sent through:

**RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.**

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***Photos***





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