



**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

# 171 +/- Acre Premier Family Retreat Property for Sale Bordering Meramec State Park



www.TrophyPA.com • 855.573.5263 • leads@trophyapa.com



## PROPERTY ADDRESS:

10489 Sleepy Hollow Rd.  
Sullivan, MO 63080

**PRICE:** \$549,900

**ACRES:** 171

**COUNTY:** Washington

## PROPERTY DESCRIPTION:

This premier property is a nature-lovers dream! This 171 +/- acre property shares one-half mile of its' border with Meramec State Park. Just a 10-minute drive to Sullivan and one-hour from St. Louis, it's like a private resort offering endless recreational possibilities with many comforts of the city.

The lovely 3 bedroom, 2 bath chalet-style cabin provides a great place to call home at the end of a fun-filled day. There is plenty of room to enjoy special meals, game nights, and making lots of memories here. Family and friends can gather in the vaulted living and dining area that adjoins the open kitchen. The main level also provides two bedrooms and a full bath including a laundry closet. The current owners are using one of the bedrooms as a spacious office. Upstairs there is an additional large bedroom, a second full bathroom with tub/shower, and an open loft that overlooks the living area below. There are lots of closets making clever use of every bit of space throughout the home. The lower level has a convenient garage door opening to the side yard providing equipment storage and a large workbench area. The newer covered deck is another popular gathering area for evenings of grilling and storytelling. It overlooks the spring-fed fishing pond that is stocked with catfish and bluegill.

This won't just be a summer getaway, there's a lot to do year round. The cabin has electric baseboard heat, but the wood stove is extremely efficient and will easily heat the entire cabin on the coldest of winter days. The grounds are rich with mushrooms when in season and the property provides excellent hunting or wild-life watching. For those times when modern life comes calling or you just want to grab a blanket and spend a cozy evening indoors, buried DSL lines provide high-speed Internet access to the cabin.

## PROPERTY HIGHLIGHTS:

- 171 +/- Acres, Sullivan, MO, Washington County, MO
- 3 Bedroom, 2 Bath, Chalet-style Cabin
- Barn with full loft
- Fishing Pond with Dock and Aerator
- A half-mile border with Meramec State Park
- Mature timber & Excellent Hunting
- High-Speed Internet
- 10-minutes from restaurants, hardware, and grocery stores
- Two year-round springs on the property and a cave
- Home is being sold fully furnished and decorated



**PRESENTED BY:**

**PHIL BROWN**

**Broker/Partner**

M: (314) 753-7444

P: (855) 573-5263 x700

philbrown@trophyapa.com

Trophy Properties and Auction  
15480 Clayton Road  
Suite 101  
Ballwin, MO 63011  
www.Trophyapa.com  
leads@trophyapa.com



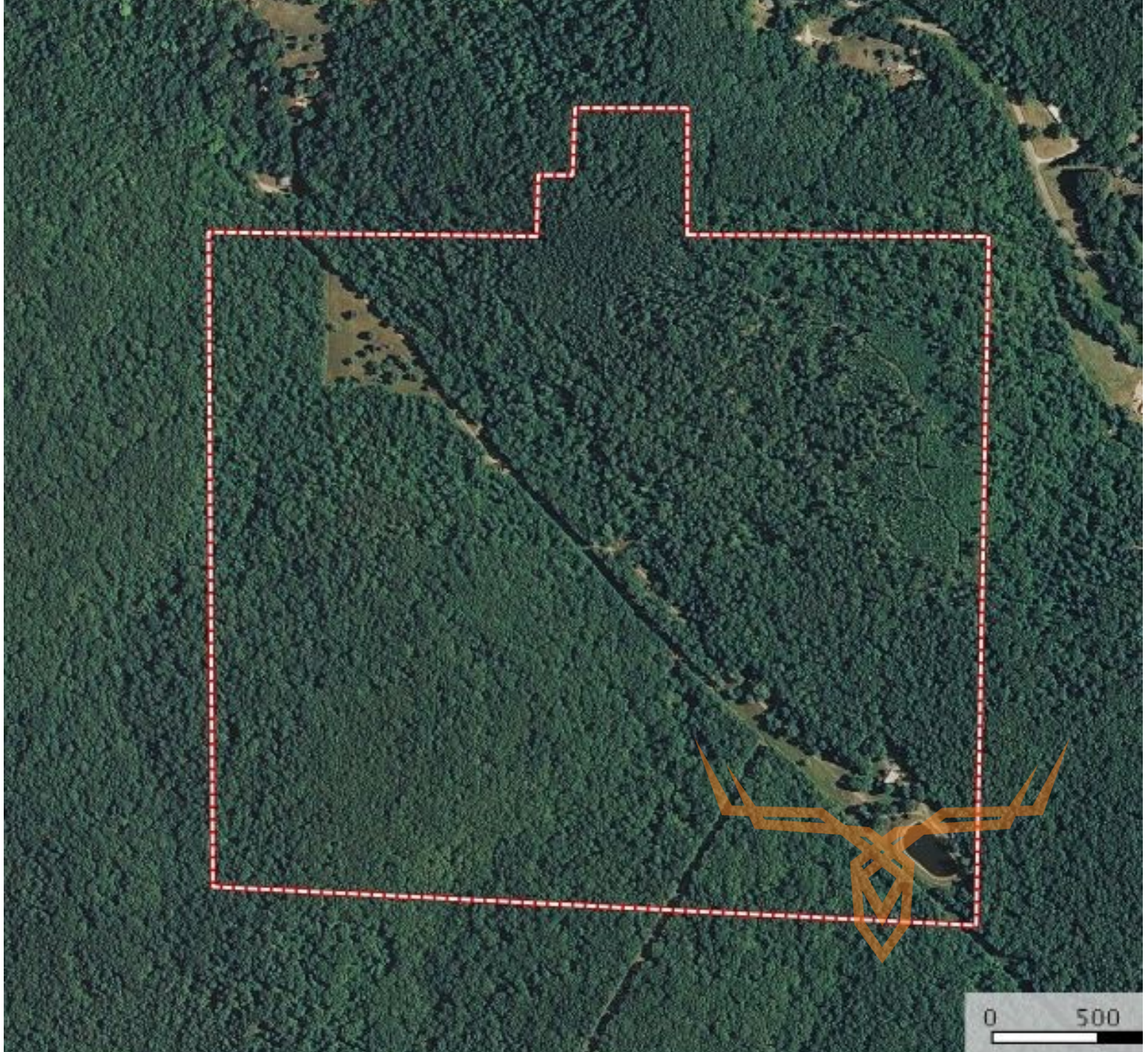


**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

# 171 +/- Acre Premier Family Retreat Property for Sale Bordering Meramec State Park



[www.TrophyPA.com](http://www.TrophyPA.com) • 855.573.5263 • [leads@trohypa.com](mailto:leads@trohypa.com)



Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

**TAXES: \$767**

**TAX YEAR: 2017**

