

# 102 Allen Ridge Dr., Wentzville

## \$425,000



**3BD/2.5BA Atrium Ranch on 1.12+/- Acres Located Next to Conservation Ground  
Open Floor Plan with 9' Ceilings, Arched Doorways, Metal Stair Rail Balusters  
Vaulted Ceiling in Great Room and Breakfast Room**

**Kitchen Features Raised Panel Oak Cabinetry, Ceramic Floor & Breakfast Bar**

**Luxury Master Suite Provides Walk-In Closet & Bath with Double Sinks, Sep. Tub/Shower & Ceramic Floor**

**Main Floor Laundry, Water Softener, Reverse Osmosis, Hard Wired Smoke & Carbon Monoxide Detectors**

**Partially Fin. LL Includes Huge Entertainment Area, Rough-In For Bath, Set Up for Bedroom & Storage Area**

**Lower Level Walks-Out to Huge Patio, Hot Tub**

**Covered Deck Overlooks a Park-Like Yard with Mature Trees, Landscaping & Inground Sprinkler System  
Paved Roads, Public Water & Sewer**



**Nancy Behlmann**  
636-262-5389 · [nancy@meyerlistings.com](mailto:nancy@meyerlistings.com)  
[www.meyerlistings.com](http://www.meyerlistings.com) · 636-462-7222







**102 Allen Ridge Dr, Wentzville 63385-2109**  
**\$425,000**



Atrium ranch with split-bedroom, features include open floor plan with 9ft ceilings, arched doorways, metal balusters on stair rail, raised panel oak cabinetry in kitchen, ceramic flooring, breakfast bar, vaulted ceiling in great room and breakfast rm, luxury master bath with double sinks, tub and separate shower, ceramic floor, walk in closet. Main floor laundry, water softener and reverse osmosis, hard wired smoke and carbon monoxide detectors. Covered deck off breakfast room overlooking your park like backyard. In ground sprinkler system, insulated over sized 2-car garage, Partially finished basement with huge family/dining area or game room, rough in for bathroom and some unfinished space for storage. Basement is set up to add another bedroom if wanted. Walk out to huge patio and hot tub. Mature trees throughout backyard and located next to conservation ground. Location is just minutes from Hwy 40/61 and Wentzville. Public water & sewer, paved roads. Ft Zumwalt Schools

MLS#:	19076551	Status:	ACT	Beds:	3	Taxes Pd:	\$4,730
County:	St Charles			Baths:	3 (2 1)	Age:	12
Area:	Fort Zumwalt North			# Rms:	8	Year Built:	2007
Muni/Twp:	Flint Hill			# Fp:	1	TI Liv Ar:	3,200
Type:	Residential			#Grg:	2	Sqft Above:	2,238
Style:	1 Story/Atrium			#Crp:	0	Sqft Below:	2,238
SubDiv:	Allen Ridge			AsscFee:	\$150	Pr/Sqft:	\$189.90
Elem Schl:	Flint Hill Elem.			Lot Sz:	1.120 ac (County Records)		
J High:	Ft. Zumwalt North Middle			Lot Dim:	irregular		
S High:	Ft. Zumwalt North High			Schl Dst:	Ft. Zumwalt R-II		
Parking:	Additional Parking, Attached Garage, Covered, Garage Door Opener, Oversize, Rear/Side Entry						
Base Dsc:	9 ft + pour, Egress Window, Full, Partially Finished, Rec/Family Area, Roughed-In Bath, Storage/Locker, Walk-Out						
Lot Dsc:	Adjoins Government Land, Backs to Trees/Woods, Creek						
Directions:	North on 40/61 to right on Hwy P to right on Grothe Rd to left on Allen Ridge to home on the right.						

**Rooms**

Type	Dimensions	Level	Flooring	Windows	Type	Dimensions	Level	Flooring	Windows
Great Room	15 x 15	M	Carpeting	None	Kitchen	10 x 13	M	Ceramic Tile	None
Breakfast Room	10 x 13	M	Ceramic Tile	None	Master Bedroom	17 x 13	M	Carpeting	Some
Bedroom	13 x 13	M	Carpeting	Some	Bedroom	12 x 13	M	Carpeting	Some
Office	8 x 8	M	Wood	Some	Laundry Room	6 x 8	M	Ceramic Tile	None
Family Room	37 x 26	L	Carpeting	None	Storage	36 x 25	L		None

**Presented By: Nancy Behlmann Phone: 636-262-5389**



Office 636-462-5555  
 E-mail nancy@meyerlistings.com

**Meyer & Company Real Estate**

192 N. Lincoln Drive Troy MO 63379

Fax 636-528-2855

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[www.meyerlistings.com](http://www.meyerlistings.com)

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