

174.9 Ac – 00 Sleepy Hollow Rd, Sullivan, MO 63080

Site Amenities / Improvements

- 175 acres with +/- 3 miles of hiking / ATV trails
- Approximately 6 acres of park like valley floor
- Pistol & rifle range with shooting benches at 30, 100 & 200 yards. (If you're really good you can lay down on the pond dam @ +/- 370 yards)
- Plenty of room for sporting clay thrower(s)
- Fire wood splitting and storage area
- Excellent mature hardwood trees available
 - White and red oak
 - Black Walnut
 - Hickory
- $\frac{3}{4} \pm$ acre pond with 30 mil liner installed Fall 2018
 - Bubble aerator
 - Fountain
 - Stocked with large mouth bass, blue gill and walleye (2018)
 - 14'-17' in depth
 - Natural cave that feeds the pond during rainy season
 - Zero entry sand beach
- 8' diameter custom firepit area
- Excellent deer & turkey hunting
- Multiple natural creeks and rock bluffs throughout the property
- West property line abuts Meramec State Park
- Less than 4 miles to Sullivan (Walmart, Lowes, Restaurants, etc.)
- Less than 1 mile to Meramec State Park & floating
- Property secluded/ secure with one entry in and out
- One hour drive from St. Louis
- Access to property within 150 yds of paved road
- Groomed gravel access road with concrete paving around the dwelling (2021)
- New 1500 gallon septic tank and leach field for the dwelling (2020)
- New domestic water well pump, pressure tank and yard hydrant for the dwelling (2020)

Barn:

- 30x40 Pole barn construction with loft above the entire footprint
- 10x40 covered porch area with concrete pad overlooking the pond
- Concrete slab
- New 200 amp service (2018)
- Security camera
- Internet booster
- 15x12± insulated overhead door with operator

- 15x8± concrete apron outside the overhead door
- Exterior painted (2021)
- Metal roof
- Motion sensor light activation
- Power outlets

2020 Renovation Details:

- Enlarged the covered deck to 53' x 20' including lights, fans, power, TV mount.
- Remodeled kitchen with all new appliances (electric stove top, under counter microwave, oven and refrigerator) painted cabinets, new countertop, island and back splash.
- Replaced the existing wood flooring with an engineered hard wood.
- Remodeled the mud room with live edge shelving and benches added build in cabinets and a stainless steel dog wash station.
- Updated light fixtures throughout
- Painted the exterior Hardie board siding.
- Replaced the roof with an architectural 30 year shingles & installed aluminum soffits.
- Replaced gutters with 6" and install gutter guard.
- Updated 10'x 15' screened in porch, along with adding a cedar swing.

2021 Addition Details:

- Added approximately 2000 sf to the existing 1765 sf home to create a total living space of 3765± sq. ft.
- Installed an 8 zone heating and cooling system throughout the new and existing home.
 - Each room is controlled via their own thermostats and remotely via phone app.
- System heats, cools and dehumidifies.
- Natural stone, high efficient wood burning fire place with programmable thermostat
- High efficient windows-wood windows with aluminum exterior cladding throughout with low e glass
- Security system & alarm system with remote access
- Code door access along with remote access.
- High Performance whole house water purification system with UV light filtration