


## Client Detail with Addl Pics Report

Listings as of 04/14/07 at 10:35pm

<b>Sold 11/15/06</b> Motivated Sellers!	Listing # 650782 County: Jefferson	2112 Lonedell Rd Arnold, MO 63010	Listing Price: \$169,900 Map: CC07, 15
	<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b> Residential
	<b>Area</b>	Fox C-6	<b>Subdv/Cmplx</b> Laura Lin
	<b>Style</b>	Ranch	
	<b>Beds</b>	3	<b>Approx Square Feet</b> 1525 County Records
	<b>Baths</b>	3	<b>Price/Sq Ft</b> 111.41
	<b>Age</b>	41	<b>Lot Sq Ft (approx)</b> 20473 ((County Records))
	<b>Tax ID</b>	02-7.0-25.0-1-002-035	<b>Lot Acres (approx)</b> 0.470
	<b>CDOM</b>	88	





**Directions** 55 to west on 141 to South on Astra Way to West on Missouri State Rd. to South on Lonedell  
**Marketing Remark** If your looking for a 3 bedroom 3 bath Ranch home with a walk-out, I believe you've found it. This beautiful home sits on a double lot and is truly in move in condition. Some of the updates include: Newer windows, HVAC, hot water heater, roof, carpeting, driveway, sidewalks, patio, electric (200 amp), and kitchen. You will not be disappointed so make your appointments today.

**Selling Price** 169,900  
**Original Price** 179,900

**Selling Date** 11/15/06  
**SP%LP** 100.00

**Pending Date** 10/18/06

<b>Dual Agency</b>	Yes	<b>Lic. Asst'g Seller</b>	Seller's Agent
<b>General Information</b>		<b>Elementary School</b>	Sherwood
<b>Showing Instructions</b>	By Appointment/Msg, Vacant, Supra	<b>Sr. High School Year</b>	Fox 5
<b>Jr. High School Taxes Paid</b>	Fox 826		
<b>Assoc Fee Paid</b>	None		
<b>Rooms &amp; Baths</b>		<b>Main Full Baths</b>	2
<b># of Rooms</b>	8		
<b>Low Half Baths</b>	1		
<b>Description</b>		<b>Construction</b>	Brick/Stone Msn Pred, Vinyl Siding
<b>Architecture</b>	Traditional	<b>Parking Description</b>	Attached Garage, Additional Parking
<b># Garage Spaces</b>	1	<b>Fireplace Type</b>	None
<b>Basement Description</b>	Full, Partially Finished, Rec/Family Area, Sleeping Area, Storage/Locker, Walk-Out	<b>Lot Dimensions</b>	0x0
<b>Fireplace Location</b>	None		
<b>Lot Description</b>	Corner Lot, Partial Fencing		
<b>Room Dimensions</b>		<b>Living Room Floor Cv</b>	Carpeting
<b>Living Room</b>	18x12 Level: M	<b>Family Room Floor Cv</b>	Carpeting
<b>Family Room</b>	30x18 Level: L	<b>Kitchen Floor Cv</b>	Vinyl
<b>Kitchen</b>	14x15 Level: M	<b>Master Bdrm Floor Cv</b>	Carpeting
<b>Master Bedroom</b>	16x12 Level: M	<b>2nd Bedroom Floor Cv</b>	Carpeting
<b>2nd Bedroom</b>	14x12 Level: M	<b>3rd Bedroom Floor Cv</b>	Wood
<b>3rd Bedroom</b>	12x12 Level: M	<b>4th Bedroom Floor Cv</b>	Carpeting
<b>4th Bedroom</b>	8x11 Level: L	<b>5th Bedroom Floor Cv</b>	Carpeting
<b>5th Bedroom</b>	11x12 Level: L		
<b>Additional Information</b>		<b>Master Bath Descr.</b>	Full Bath
<b>Bedroom Description</b>	Master Bdr. Suite	<b>Kitchen</b>	Custom Cabinetry, Eat-In Kitchen, Updated Kitchen
<b>Dining</b>	Kitchen/Dining Combo	<b>Windows &amp; Doors</b>	Some Tilt-In Windows, 6 Panel Door(s)
<b>Interior Decor</b>	Some Carpeting, Some Wood Floors, Some Window Treatmnt, Wetbar	<b>Appliances</b>	Dishwasher, Disposal, Microwave, Range/Oven-Gas
<b>Special Areas</b>	Family Room, Game Room	<b>Conditions</b>	Unknown
<b>Disclosures</b>	Sellers Discl. Avail, Flood Plain No, Occupancy Perm Req	<b>Sewer Water</b>	Public
<b>Cooling Heating</b>	Central-Electric Forced Air	<b>Water Heat</b>	Gas
<b>Heat Source</b>	Gas		
<b>Financial / Misc Information</b>		<b>Possession</b>	At Closing
<b>Selling Terms</b>	Cash, Conventional, FHA, RRM/ARM		

All information herein has not been verified and is not guaranteed.  
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