
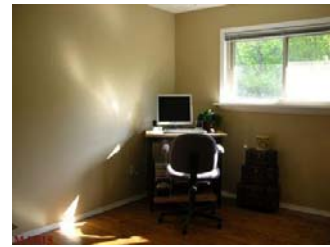


## Client Detail with Addl Pics Report

Listings as of 04/14/07 at 10:31pm

<b>Sold 12/06/06</b>	<b>Listing # 673569</b>	<b>6268 Heintz Rd Oakville, MO 63129-3935</b>	<b>Listing Price: \$135,000</b>	
	<b>County: St Louis</b>	<b>Cross St: Telegraph</b>	<b>Map: N36, 62</b>	
	<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Residential
	<b>Area</b>	Oakville	<b>Subdv/Cmplx</b>	Pleasant Acres
	<b>Style</b>	Ranch		
	<b>Beds</b>	4	<b>Approx Square Feet</b>	1500 County Records
	<b>Baths</b>	2	<b>Price/Sq Ft</b>	86.00
	<b>Age</b>	45	<b>Lot Sq Ft (approx)</b>	20038 ((County Records))
	<b>Tax ID</b>	33J-23-0174	<b>Lot Acres (approx)</b>	0.460
<b>CDOM</b>	195			





**Directions** Lemay Ferry or Telegraph to Baumgartner. Baumgartner to (S) Heintz (street) to house OR Telegraph (S) to (R) on Heintz Street to house.

**Marketing Remark** This home is being sold in AS-IS condition. Seller will make no repairs or provide any inspections. This nice home offers 4 Bedrooms, 2 full baths on almost a 1/2 acre for a fantastic price you will see this home is an incredible deal! The home features an updated kitchen with stainless steel appliances, breakfast bar, and pantry. An adjoining breakfast area w/ brick wall provides a great atmosphere. A sliding glass door leads outside to a spacious entertainment patio with brick retaining wall and a large backyard with fire pit and playground equipment that stays. French doors lead to the roomy master bedroom suite and offers privacy from the other bedrooms located on the opposite side of the home. Home has a great feel, welcoming and comfortable!

**Selling Price** 129,000  
**Original Price** 159,900

**Selling Date** 12/06/06  
**SP%LP** 95.56

**Pending Date** 11/03/06

<b>Dual Agency</b>	Yes	<b>Lic. Asst'g Seller</b>	Designated Agent
<b>General Information</b>		<b>Lot Number</b>	43
<b>Showing Instructions</b>	By Appointment Only, Must Call, Occupied	<b>Jr. High School</b>	Oakville
<b>Elementary School</b>	Point	<b>Taxes Paid</b>	977
<b>Sr. High School</b>	Oakville	<b>Assoc Fee Paid</b>	None
<b>Year</b>	4	<b>Main Full Baths</b>	2
<b>Rooms &amp; Baths</b>		<b>Construction</b>	Frame, Vinyl Siding
<b># of Rooms</b>	6	<b>Parking</b>	Basement/Tuck-Under
<b>Description</b>		<b>Description</b>	
<b>Architecture</b>	Contemporary	<b>Fireplace Type</b>	None
<b># Garage Spaces</b>	1	<b>Lot Dimensions</b>	X
<b>Basement</b>	Full, Walk-Out	<b>Living Room</b>	Wood
<b>Description</b>		<b>Floor Cv</b>	
<b>Fireplace</b>	None	<b>Kitchen Floor Cv</b>	Vinyl
<b>Location</b>		<b>Master Bdrm</b>	Carpeting
<b>Lot Description</b>	Backs to Trees/Woods, Wooded	<b>Floor Cv</b>	
<b>Room Dimensions</b>		<b>2nd Bedroom</b>	Wood
<b>Living Room</b>	18x11 Level: M	<b>Floor Cv</b>	
<b>Kitchen</b>	22x11 Level: M	<b>3rd Bedroom</b>	Wood
<b>Master Bedroom</b>	16x16 Level: M	<b>Floor Cv</b>	
<b>2nd Bedroom</b>	12x11 Level: M	<b>4th Bedroom</b>	Wood
<b>3rd Bedroom</b>	11x11 Level: M	<b>Floor Cv</b>	
<b>4th Bedroom</b>	11x10 Level: M	<b>Master Bath</b>	Full Bath
<b>Additional Information</b>		<b>Descr.</b>	
<b>Bedroom</b>	Divided Bdr Flr Plan, Main Floor Master, Master	<b>Interior Decor</b>	Built-In Bookcases, Special Millwork, Some Wood Floors, Walk-In Closets
<b>Description</b>	Bdr. Suite	<b>Special Areas</b>	Living Room
<b>Kitchen</b>	Breakfast Bar, Pantry	<b>Disclosures</b>	Sellers Discl. Avail, Flood Plain No
<b>Windows &amp; Doors</b>	French Door(s), Some Insulated Wndws	<b>Miscellaneous</b>	Patio, Smoke Alarm/Detec, Utility Shed
<b>Appliances</b>	Dishwasher, Disposal, Range/Oven-Gas, Range Hood	<b>Sewer</b>	Septic
<b>Conditions</b>	Unknown	<b>Water Softener</b>	None
<b>Cooling</b>	Attic Fan, Ceiling Fan, Central-Electric	<b>Water</b>	Public
<b>Heating</b>	Forced Air	<b>Water Heat</b>	Gas
<b>Cable Available</b>	Yes	<b>Possession</b>	At Closing, Negotiable
<b>Heat Source</b>	Gas		
<b>Financial / Misc Information</b>			
<b>Selling Terms</b>	Cash, Conventional, Other		

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