



An All-Electric
HOME FOR SALE
by Owners
17160 State Highway 81
Canton, Missouri

Price: \$225,000.00

This spacious Colonial Williamsburg style home is located on 1.42 acres on State Highway 81, less than a mile from the Canton city limits and Highway 61.

Year Built: 1981 **Square Footage:** 3,072 (Including Basement) **2006 Real Estate Taxes:** \$790

Rooms: Living Room – 13' x 17' Family Room – 14' x 28' Formal Dining Room – 11' x 12'

Kitchen – 12½' x 13' Bathrooms: 3 (Full Bath, Three Quarter Bath, and Half Bath)

Bedrooms: Southwest – 14½' x 12' (plus dormer) Northwest – 14' x 12' (plus dormer),

Northeast – 12' x 11½' Southeast – 13' x 12'

Full Basement: – 28' x 38' (28' x 24' finished plus built-in storage and work area)

Garage – 26' x 22' (room for two vehicles plus built-in storage)

Wood Burning Fireplace (with Heatilator insert) Patio – 14' x 8'

Wood/Storage Shed Large Finished Playhouse

Utilities: Electric – Lewis County Rural Electric Cooperative

Water – Consolidated Public Water Supply District No.1 of Clark County

Gas – United Cities Gas Co. (available on property)

Heating/Air Conditioning – Carrier Heat Pump with electric furnace back-up

Auxiliary Heating – Wood Furnace with thermostatic control

Sewer – Septic tank and laterals

School District: Canton RV

Appliances include (Amana refrigerator/freezer, GE stove with ceramic cook top and self-cleaning oven, GE microwave/vent, KitchenAid dishwasher, InSinkErator disposal, and Culligan water conditioner). The home features Anderson windows and patio door, with storm windows and screens on all windows, including the basement. A large open storage area is located above the garage, in addition to built in cabinets in the garage and in the basement. The roof was replaced in 2004.

The house is situated on a large lot with mature trees, landscaping, and flower and vegetable gardens. It is surrounded on two sides by an open field. The location is close to town and in an area that provides habitat for deer, turkey, wild geese, and many other species of native Missouri wildlife.

Contact Owners: Phone 660 341-4522 or 573 754-5697

For a pictorial tour visit: www.hammered-dulcimer.com/cantonhouse/