



RESIDENTIAL PROPERTY INFORMATION FORM

OWNER: Raymond J. and Jill M. Litzinger (H & W)
OWNER ADD: _____ **PHONE:** 417-217-0219
PRICE: \$420,000.00 **Est. Sq. Footage:** 4994 **Subdivision:** N/A **Schools:** Plato
Zoning: Res and Ag **Flood Plain:** No **Possession:** At closing **Construction:** custom wood frame
Roof: shingle (new 2019) **Foundation:** Concrete **Basement:** No **Heating:** outdoor wood
Cooling: Central **Taxes:** \$1411.79(2022) **Utility Costs:** \$150.00 month average(electric furnace backup heat)
Other: dual zone central A/C replaced in 2022

KITCHEN

Cabinets: custom oak
 Oven/Range: New 2022
 Exhaust Fan: Yes
 Dishwasher: New 2022
 Disposal: Yes
 Compactor: No
 Refrigerator: Does not stay
 Other: Dishwasher, Microwave & Oven new 2022

GENERAL INSIDE

Carpets: Yes
 Drapes/Rods: Yes
 Closets: multiple walk-in
 Storm Windows: _____
 Screens: Yes
 Water Heater: Wood heated & electric
 Humidifier: No
 Central Vac.: No
 Attic Fan: No
 Other: Cathedral ceilings
Coffered ceilings
Hardwood flooring, tile flooring

GARAGE/YARD

Lot Size: 14.75 acres
 Garage Carport 4 Car
 Opener: Yes all garage doors
 Porch: Front Deck: back
 Patio: No
 Outside Lights: Yes
 T.V. Antenna Cable Satellite
 Receptacles: Yes
 220-V Electric: Yes
 W/D Connect: Yes
 Insulation: R-19+ main floor walls, R-3
 Other: _____

GENERAL OUTSIDE

Street: State Hwy 17
 Sidewalks: N/A
 Water: County
 Gas: N/A
 Propane: Yes
 Lease/Own: N/A
 Sewer: Septic/lateral
 Handicap Access: _____
 Other: Propane tank returned

Extra Features: Propane fireplace in good working order. Owners installed outdoor wood furnace and no longer required the use of the fireplace. Propane tank was removed. Outdoor wood furnace heats the water, when not fired, electric heats the water
 Outbuildings: Loafing shelter, hay shed, and one chicken coop will stay. Play set will stay.

ROOMS

BASEMENT

MAIN FLOOR

UPSTAIRS

Living		15' x 19'	
Dining		8'6" x 12'	
Kitchen		10' x 12'6"	
Breakfast			
Bath		9'4" x 11'6"	5' x 14'8"
Bath		4'10" x 5'10"	
Bedroom		13'4" x 14'4"	9'6" x 11'6"
Bedroom			13' x 13'
Bedroom			16' x 24'10"
Storage			9'6" x 9'6"
Utility		6' x 10'6"	
Family Room			9'8" x 19'6"
Rec. Room			
Den			
Fireplace		4' x 4'10"	
Other: <u>Garage</u>		19' x 26'	
<u>Garage</u>		13 x 37'	
<u>Office/Den</u>		12' x 12'	

DIRECTIONS: I-44 mm143 exit, go South on Hwy 17 for 27.5 miles. Property will be on your right.
Address is 14151 MO-17 Plato, Missouri

Information contained herein deemed reliable but not guaranteed. Figures and measurements are approximate.

Listing Agent: Danny L. Miller DocuSigned by: _____
Raymond J. Litzinger 9C96C2421E50419... DocuSigned by: _____
Jill M. Litzinger 9C96C2421E50419...

Date Signed: 10/24/2023 Owner Date Signed: 10/24/2023 Owner