

Downing Residence 39601 Luster Ave. Warsaw, MO Benton County

Location: located off of State Hwy 65. 1/10th of a mile on a county-maintained gravel road (Luster Ave.) 400 ft driveway off of Luster Ave. Very limited travel on this road.

Land: 60 fenced acres – approximate split of 40 hay, 15 timber, 5 home area.

- Prairie creek, 2 upper ponds, 1 lower pond by house stocked with catfish and bluegill.
- Mature trees including fruit bearing pecan, black walnut, cherry, apple, persimmon and pear. Blackberries and raised garden plots.
- Large amounts of flowering perennials and shrubs.

House: Custom home 2, 272 sq ft. 2 bedroom, 3 bath

House was completed 10/2018

- Open concept
- 9 foot ceilings throughout
- Large 2 bedrooms, each with private bathroom and sliding glass doors to patios.
 - Master bedroom/ bath has his and hers closets and vanities
- Third, full bathroom
- Large kitchen area, custom cabinets, corian countertops ,9.5ft x 4.5ft quartz island. Appliances included.
- Office/ reading/ open use area by the kitchen
- Flexible office/den room
- Large laundry room with pantry and utility sink
- Quaker windows dual pane , double hung– views in every direction
- Insulation R21 exterior wall, R48 in attic blown in. interior walls are all soundproof insulated
- Whirlpool water softener *40 gal water heater with core pump*
- Reverse osmosis for drinking water
- Central air conditioning and forced air heating.
- Underground fiberoptic Wi-Fi connected
- Crawl space is encapsulated with a drieaz dehumidifier, sump pump. Exterior concrete stem wall are insulated with foam board. Electric outlets and lighting. Plenty of clearance.
- Front covered concrete porch, back covered concrete porch with access from master bedroom, living room and kitchen. Second bedroom has private porch with composite decking.

- Attached oversized 2 car garage is 930 sq ft.. Insulated R21, insulated attic, drywalled, propane heated and window air conditioning unit. Tornado pod. 2 - 10 x 8 automatic garage doors.

Utilities

- Underground fiberoptic internet (CoMo)
- Water well was drilled in 2017
- 1,000 gallon septic tank with leach field (2018)

Outbuiding/ shop

- 1,920 sq. ft
- Concrete flooring
- 30 amp electrical set up
- overhead doors 10X10, 12x10, 12 x 12
- 16'x16' insulated, drywalled, heated & air conditioned interior room.