

REAL ESTATE AUCTION

The Villa at Pearson Pointe

743 S. Hickory Terrace, Springfield, MO 65809

PROPERTY INFORMATION

Location:	743 S. Hickory Terrace, Springfield, MO 65809
County:	Greene
Property Type:	Residential
Bedrooms & Baths:	5 Bedrooms / 4 Bathrooms
Parking:	Attached 3 Car Garage
Year Constructed:	2004
Builder:	David Cunningham
Exterior:	Brick
Square Footage:	8,915 +/- Sq. Ft.
Acreage Size:	1.01 Acres
Outbuildings:	None
Real Estate Taxes:	\$9,202.00
Electric	City Utilities
Gas:	City Utilities
Water:	City Utilities
Sewer:	City Utilities
Utilities:	Average Cost - \$1,000.00/mo
School Systems:	(R12) Springfield—Hickory Hills, Glendale
Fire Department:	Springfield Fire Department
Security:	Springfield Police Department/Greene County Sherriff

AUCTIONEER'S NOTE:

For additional information and details on this magnificent property, please reference the Formal Property Features List. This beautiful estate is available prior to auction. Call the auction office to schedule your private showing today!



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EXTERIOR FEATURES

- Beautiful Fountain
- Gas Fire pit
- Plumbed directly for gas grills on upstairs deck & downstairs patio
- Irrigation all over property - Rain Bird
- Composite back deck
- Used Brick from warehouse in Kansas City
- Back patio - 4 years old
- Mature, Well-kept Landscaping

INTERIOR FEATURES

- Master bath:
 - Double sinks
 - Middle drawers in both sinks have plug ins in the drawer
 - Linen closet
 - Enclosed toilet
 - Walk in tiled shower
 - Kohler Jacuzzi tub (large enough for 2)
- Master closet has double entrance in bathroom and across from Landry room (large walk in)
- Central VAC throughout home
- Vac Pans in kitchen and master bath and laundry room (Sweep Inlet)
- Upstairs Laundry Room
 - Sink
 - Built in cabinets
 - Built in ironing board
- Downstairs northwest bedroom has built in ironing board in closet
- Upstairs common room had two storage closets
- Instant hot water circulator (3-4 seconds until hot water)
- Radiant floor heat in basement, kitchen, and master bath
- Front entryway tile imported from Italy specifically for the home in 2004
- 3 fireplaces - downstairs is wood fire with gas capability, kitchen and master are gas
- Attic door access from upstairs above Master
- Stairs in garage to attic above garage

- Sink and "dog wash" in garage
- Built in covered cabinets in garage
- Denon surround sound in every room & outside patio upstairs and downstairs
 - Intercom capability through phone
 - Front door speaker
 - Doorbell through surround sound in every room & patios
 - Music goes off when doorbell and phone ring and starts when it stops ringing
 - Control volume separately for each room
 - TV downstairs family room and master bedroom connects to surround sound
- Upstairs kitchen:
 - Both sinks have disposals
 - Granite counter tops
 - Large island with a lot of cabinetry
 - Kitchen aid dishwasher (2 years old)
 - GE microwave
 - Walk in pantry
 - Kitchen aid refrigerator with cabinet front
 - GE electric stove top
 - Custom backsplash
 - Built in covered wine rack
- Stain glass throughout
- Beautiful Built-in cabinets throughout
- Room that tanning bed is in is also a safe room with 1 ft of concrete surrounding it
- Theater room capabilities:
 - PlayStation
 - Bluetooth
 - Blue Ray
 - Netflix
 - Hulu
 - Etc.
 - VHS
 - DVDs
 - Surge protection
 - Sound proof walls
 - Rumbler (iMax vibrating chairs for additional effect)
 - Satellite

- Downstairs kitchen:
 - Panasonic microwave
 - Whirlpool refrigerator
 - Granite countertops
 - Built-in wine rack and cabinetry

- Conveys with real estate
 - Hot tub
 - Theater room chairs, projector, "guts" (electrical)
 - Bar stools downstairs and upstairs
 - Washer and dryer downstairs
 - All kitchen appliances