

REAL ESTATE AUCTION

Lafayette Mansion

Selling ABSOLUTE • January 5th, 2015 • 1 PM

PROPERTY INFORMATION

Location:	7906 West Farm Road 94, Willard, Missouri 65781
County:	Greene
Property Type:	Residential
Year Constructed:	2013
Square Footage:	12,595 sq. ft. / Nearly 20 Rooms with 6BR/8BA
Outbuildings:	40' x 50' Metal Shop
Acreage Size:	+/- 8.5 Acres
Real Estate Taxes:	\$4850.84/annually
Phone:	Cat5 for phone/Internet to each room
Electric:	Ozark Electric
Gas:	Propane Tank
Water:	Private Well
Sewer:	Septic Tank
School Systems:	WD Central Elementary School Willard Middle School Willard High School
Fire Department:	Greene County Fire Protection District
Security:	Greene County Sheriff's Department

AUCTIONEERS NOTE:

An incredible Mansion situated perfectly on a picturesque Missouri hilltop. Under construction for nearly 5 years and boasting nearly 13,000 feet of stately living space with 6 bedrooms, 8 baths and a 10 car garage, the Lafayette Mansion offers exclusive luxury country living within 10 minutes of Springfield, Missouri! The only thing more impressive than its 3 story curbside envy is the 100' x 80' Great Room Complex! The expansive 26 feet Cathedral ceilings, with over 1,100 square feet of bay windows, offer incredible views of your year round creek fed lake and bridged driveway to your nearly 8 acres of wooded privacy with abundant wildlife.

Named after the French Revolutionary War Hero, General Marquis de Lafayette, the 250 year old Oak and Cypress trees that shade the landscape pre-date the Mansion's namesake. Balconies and Catwalks overlook thousands of square feet of exotic African hardwood and slate floors. 2 Jacuzzi'd spacious master suites, 6 bedrooms, 8 bathrooms, and 4 fireplaces provide ample luxury living space for even the largest of families. All bedrooms feature walk in closets and private baths. Additional rooms for nurseries or office space could easily increase the sleeping capacity to 10 bedrooms.

The massive custom gourmet kitchen features stainless double stoves and ovens, double stainless dishwashers, double stainless sinks, 600 cfm vent hood all matched to double islands with glittering granite counter tops and a bar with seating for 8. Custom Oak and Mahogany cabinets abound over a travertine and custom inlaid backsplash. Custom gauged slate sparkles on the floor with its own fireplace nearby.

The Lafayette Mansion features a cavernous finished garage with parking for 10 cars or 8 cars and your motor coach. The walk out first level leads to a 5,000 square foot wrap-around deck overlooking the landscaped hillside to FR 94, some 100 feet below. Each master suite offers private balconies, walk-in showers, whirlpool tubs, custom travertine and slate floors with beautiful tile mosaics, marble top vanities and walk-in closets.

Electronically mastered with everything and Smart -Home wired, the Lafayette Mansion features a whole house intercom, pre-wired theater, pre-wired conference room, whole house music system including decks and balconies, and Cat5 for phones/internet to each room. A whole house security system with cellular backup and fire, water, excessive high or pending freeze alarms is direct connected to the fire department/911. The first floor is pre-wired and plumbed for a second kitchen with an exercise room featuring massive bay windows. (a secret passageway too!)

With 6 furnaces and air units, the home is zoned for maximum efficiency, all brand new units. Ultra high efficiency condensers, modern insulating, double-paned thermal windows and on-demand water heaters keep the utilities absurdly low. Low Willard taxes and YOUR OWN private well, brand new septic system and close access to main power lines will keep you in luxury when the ice storms shut down the rest of Greene County. The highly respected Willard School District features new school facilities and some of the highest rated teaching in Missouri.

