

*5008 Fox Creek Crossing Dr.  
Wildwood, Mo. 63069*

***SALE PRICE: \$74,900***



*Contact*

*Karen Burns*

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ONE OF THE NICEST LOTS LEFT IN WILDWOOD, ESPECIALLY AT THIS PRICE !!!! Very gentle slope, uphill from the road, heavily wooded lot on cul-de-sac. BEAUTIFUL BUILDING SITE on gentle slope, sitting above the road. Small development, nice homes. No building site restrictions, per new Wildwood requirements, so build where you want to (subject to final approval by Wildwood of building site). Low water crossing may flood occasionally, but adds to the charm and privacy of the road. Country living at its best, with great access to Hwy 44 at Six Flags exit, or to Hwy 100/Manchester and Wildwood amenities. Seller's survey is recent (April,2006) and may be adequate for closing purposes, but buyer should verify property lines as marked, to be certain of exact lines...corners located, but not verified.

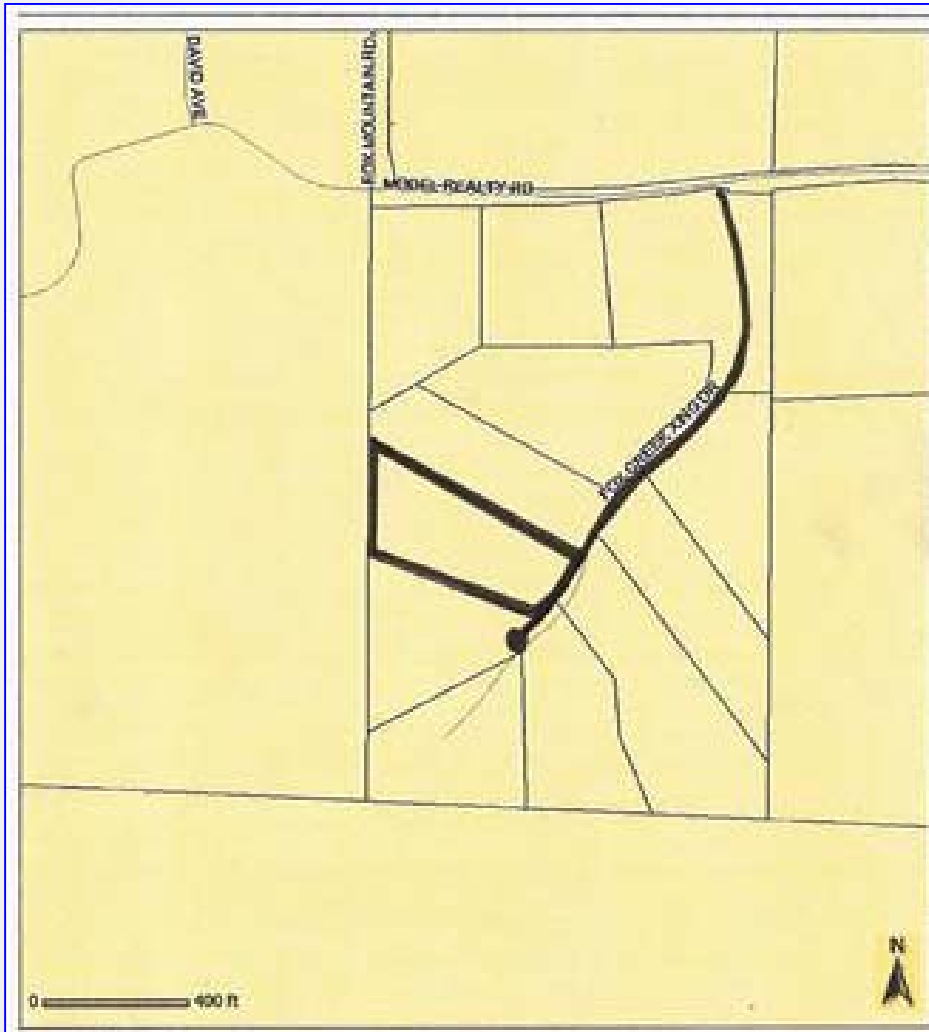
**DIRECTIONS:**

*Hwy 100/Manchester 6 miles w of 109 to left on Fox Creek,  
go 2 miles to right on Model Realty to road on left...or...Hwy  
44 to Six Flags exit, go right then immediately left at light on  
Fox Creek,2 miles to left on Model Realty to road on left.*



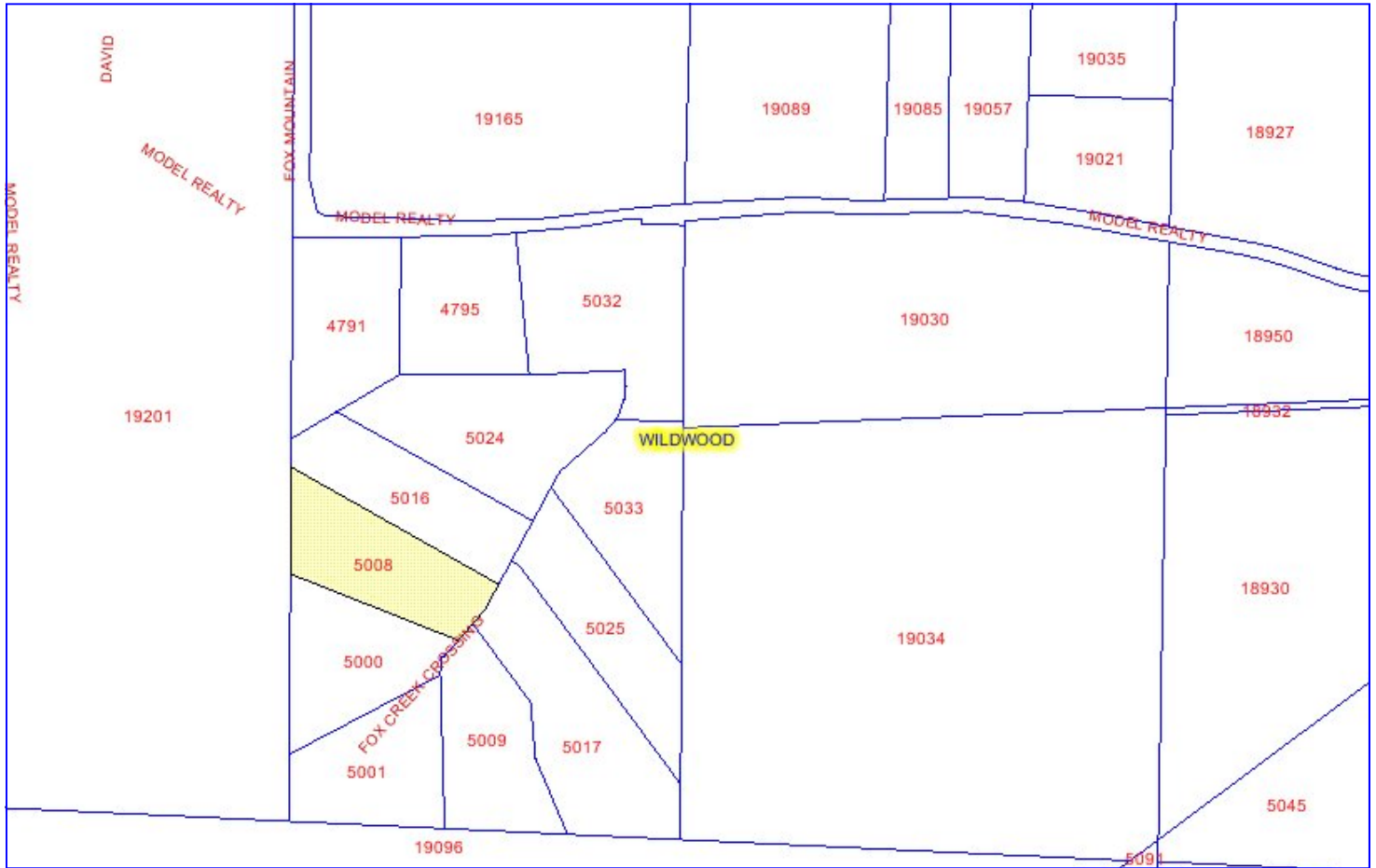
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### Area Information / Property Description

County	St. Louis
Subdivision	Fox Creek Crossing
School District	Rockwood
High School	Eureka
Middle School	LaSalle
Elementary School	Eureka
Lot Size	3.02± Acres
Lot Description	Heavily Wooded, Natural State
Street Access	Private
Taxes	\$885.00
Associations Fees & Restrictions	
Utilities	Water: None Electric: Yes Phone: Yes Sewer: None



The information contained herein has been supplied to us by the owner of this property or by a third party. Tom Shaw Realtors does not guarantee its accuracy and recommends buyers or tenant to verify all information herein and to obtain a full boundary survey before buying said home or property. **PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE**



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