



# MISSOURI Land & Farm

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## Victorian Beauty – A Rare Find in Brookfield, MO

713 Brookfield Ave. Brookfield MO

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**\$299,000**



### CONTACT:

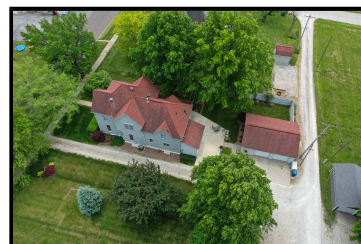


**TAMMY AMER**

Sales

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**\*\*SOLD\*\*** One of the most meticulously preserved homes in Brookfield, MO.

This stunning Victorian masterpiece has been cherished by its current owners for 40 years, showcasing craftsmanship and character that are truly a showstopper. Sitting on two large, beautifully landscaped lots, this home combines the elegance of a past era with thoughtful renovations for modern living. This spacious home boasts 4-bedroom, 3-bathroom of living space. The master suite is a serene retreat, featuring a vaulted ceiling with a skylight that bathes the room in natural light. The en suite master bathroom has heated floors, a whirlpool tub, and ample vanity space. Two of the other bathrooms, also upstairs, offer heated floors for added comfort. On the main level, the home is graced with gleaming, resurfaced hardwood floors on the main level and new hardwood on the second story, highlighting the exceptional woodwork and period details. The inviting sitting room is centered around a beautiful wood-burning fireplace and a stunning stained-glass window that adds a touch of historic charm. The spacious family room and formal dining room provide plenty of room for both relaxation and entertaining, while the eat-in kitchen offers a generous amount of cabinet space and upgraded stainless steel (new picture to come) appliances, making cooking a pleasure.

This home is designed for convenience with two staircases leading upstairs, providing easy access to the bedrooms and living areas. A bright and airy sun porch offers the perfect space to enjoy your morning coffee or unwind in the evening. The backyard is a peaceful oasis, with a concrete patio leading up to the detached 24x30 two-car garage, and a partial fenced yard surrounded by mature trees and lush landscaping. Additional amenities include a utility shed for extra storage, a composite deck and a lifetime roof warranty, backup wood heat, ensuring comfort year-round. The second-floor laundry room, conveniently located near the bedrooms, comes fully furnished with appliances, making laundry day a breeze. The home also features a well-kept solid basement and additional storage space. The third-floor attic offers even more room for storage.

This rare find offers a unique blend of historic charm and modern comfort, making it a true gem in Brookfield. The home sets on 3 lots, ample parking, and a location that combines privacy with convenience, this home won't last long.

Offered at \$299,000, this home is a once-in-a-lifetime opportunity to own one of Brookfield's finest older homes. Don't miss your chance to make it yours! For more information or to schedule a showing, contact Tammy Amer at 660-734-2029, agent at Missouri Land and Farm, Brookfield MO.

Taxes: 826