

# AGENT OPEN HOUSE

## AUGUST 31st 11:00 AM-2:00 PM

624 Eagle Ridge Drive  
Union, MO 63084

**Lunch will  
be served!**



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be served!**

**Directions:** From Union, Take Highway A North To Eagle Ridge Drive. Turn left on Eagle Ridge & subject property is on the left.



This Spacious 2 Story Duplex Has 3 Bedrooms And 1.5 Baths With a Walkout Lower Level. The Main Floor Has A Nice Sized Living Room, Large Eat In Kitchen Plus 1/2 Bath. The Second Level Has 3 Bedrooms, A Linen Closet, And A Full Bath. There Is A Deck Leading From The Kitchen Overlooking The Spacious Backyard & A Covered Patio Below That, Which Is Accessed From The Lower Level. The Laundry Area Is Located In The Lower Level Along With Lots Of Room For Storage Items. The One Car Garage Makes It So Convenient To Get In Out Of The Weather And Into The House Safely. The Appliances In The Kitchen Remain With The Property. The Hot Water Heater, Furnace And A/C Are All Electric. No HOA Dues Or Fees Are Assessed To This Property. This Is A Wonderful Property For That Growing Family, So Schedule An Appointment To See It Today.



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**COLDWELL  
BANKER**

**PREMIER GROUP**

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