

Highway H Haven
3068 Highway H
Sullivan, MO 63080

\$849,900
24± Acres
Franklin County



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Highway H Haven
Sullivan, MO / Franklin County

SUMMARY

Address

3068 Highway H

City, State Zip

Sullivan, MO 63080

County

Franklin County

Type

Farms, Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

38.2329 / -91.2593

Taxes (Annually)

2572

Dwelling Square Feet

4500

Bedrooms / Bathrooms

3 / 3

Acreage

24

Price

\$849,900

Property Website

<https://livingthedreamland.com/property/highway-h-haven-franklin-missouri/49059/>



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PROPERTY DESCRIPTION

This gorgeous 24+acre property is custom throughout! A full brick home featuring three bedrooms, three full baths, and custom solid woodwork throughout. The gourmet kitchen features Brookwood cabinetry, granite countertops, a walnut dining countertop, a Five Star 6-burner gas double oven range, hand-hammered copper hood and double farmhouse sink with a beautiful window that overlooks the lake. Also included is a freestanding Boos antique butcher block for all your meal prep. On this level there is also a formal dining/living room with a custom woodburning fireplace, family room and three bedrooms including an ensuite master bedroom and two other bedrooms and a truly gorgeous main bathroom. The lower level is ready for entertainment or to accommodate an extended family complete with an entertainment kitchen with walnut countertops, antique farm sink, a refrigerator and a full-room pantry that is complete with a full-sized standing freezer. There is also a barroom that is out of this world and another room currently being used as a storage room that could easily be used as another bedroom. On this same level there is a laundry room/craft room and a gym with French doors that leads to the outdoors but could be a dog-room, a playroom, a hairstylist salon-you dream of what it could become! There is a family room that includes a built-in office area. And not to be outdone, the most glorious four-season sunroom leads from the family room to the outdoors and has a Jotul propane stove for coziness. The house has three heat sources – a gas propane forced air furnace, a 325-gallon wood fired water furnace that can also be used to heat the pool and baseboard heaters. And of course, central air conditioning. There is an oversized three-car detached garage and a galvanized covered dog pen on a concrete foundation to be used as intended or would be the greatest chicken coop of all time out of sight behind the garage. A beautiful 20 x 40 inground pool with a cabana is an entertainer’s fantasy! Don’t worry about the little ones as the pool is surrounded by a pretty wrought-iron fence with two locking entry gates. One of which leads to the beautiful garden. The crown jewel of the garden is the custom-built timber-framed potting shed (this beauty didn’t get delivered on a trailer!) with a concrete foundation and stained floors and is ready to be used year-round with a mini split and overlooks the one-acre lake with a composite dock. There is a 20 x 40 building (built in 2020) featuring a loft, 15’ ceilings, a wood-burning stove and was constructed using 2 x 6 and 2 x 8 construction. And since it is fully foam insulated, it is the perfect place to use as what the current homeowner’s use as a family recreation center or to be converted into another living area for those out-of-towners, in-laws, workshop – you get the idea! In addition, here is a customized 40 x 60 barn that includes 24” soffits, many windows, 12’ side walls, large workbenches, three bays with 10’ x 10’ doors and concrete floors The property is perimeter fenced and partially interior fenced with acres of pasture that would be perfect for the homesteader to raise animals or have family members build their home for that generational style living that so many are gravitating toward. Located conveniently to I-44 with all your needs just a few miles away and equal distances to either St. Louis or Rolla for your big-city needs.



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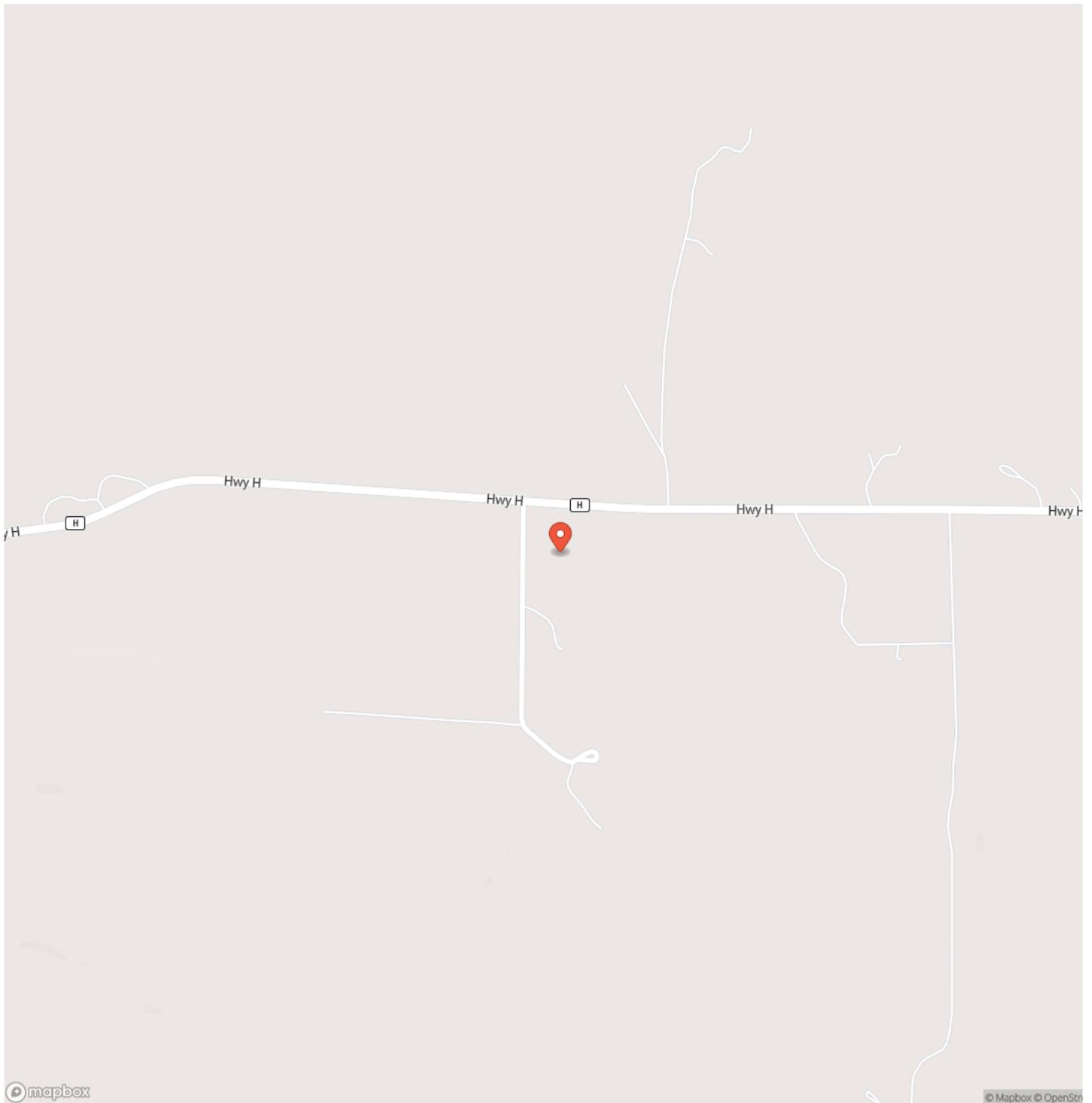


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Locator Map

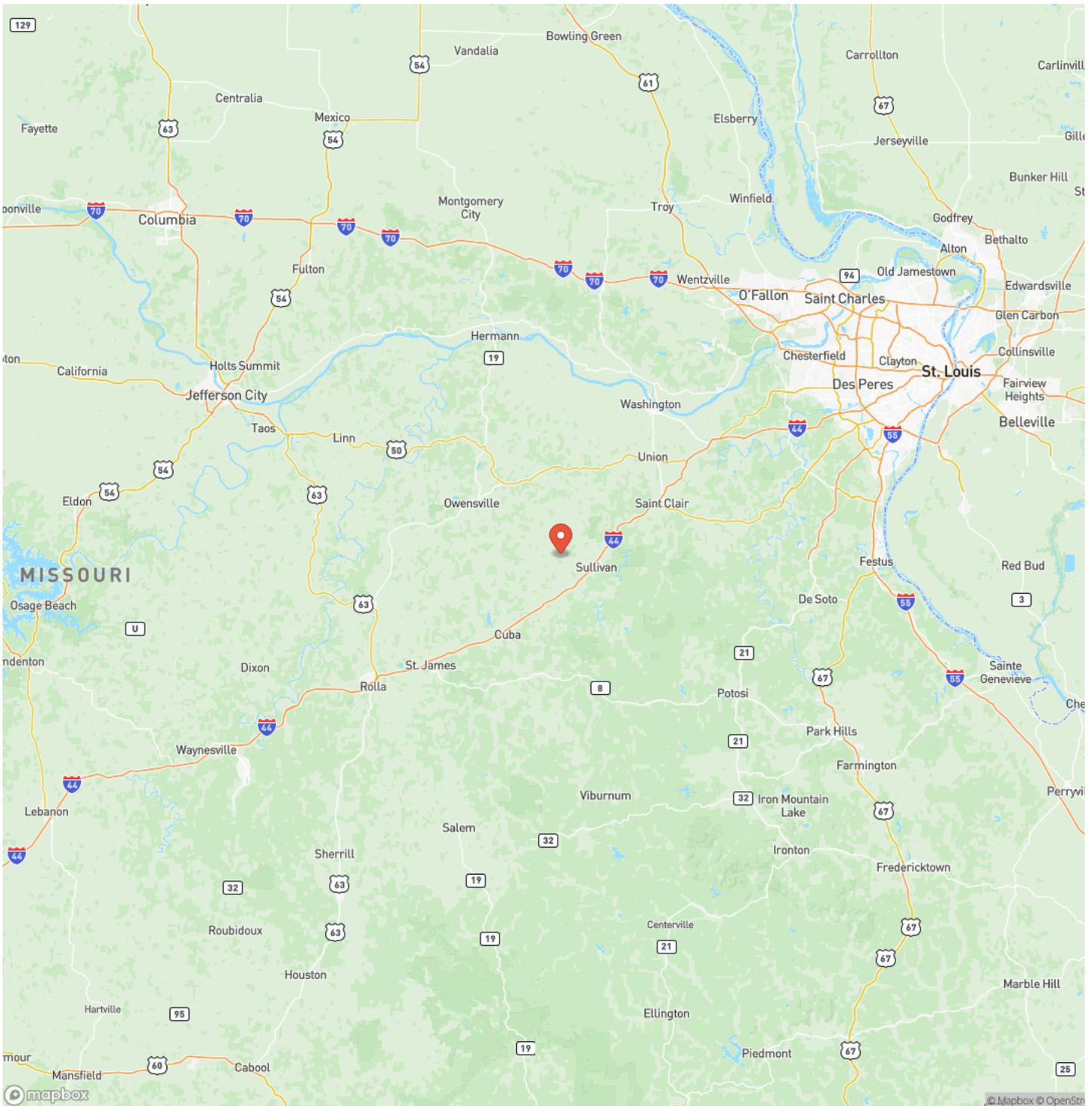


MORE INFO ONLINE:

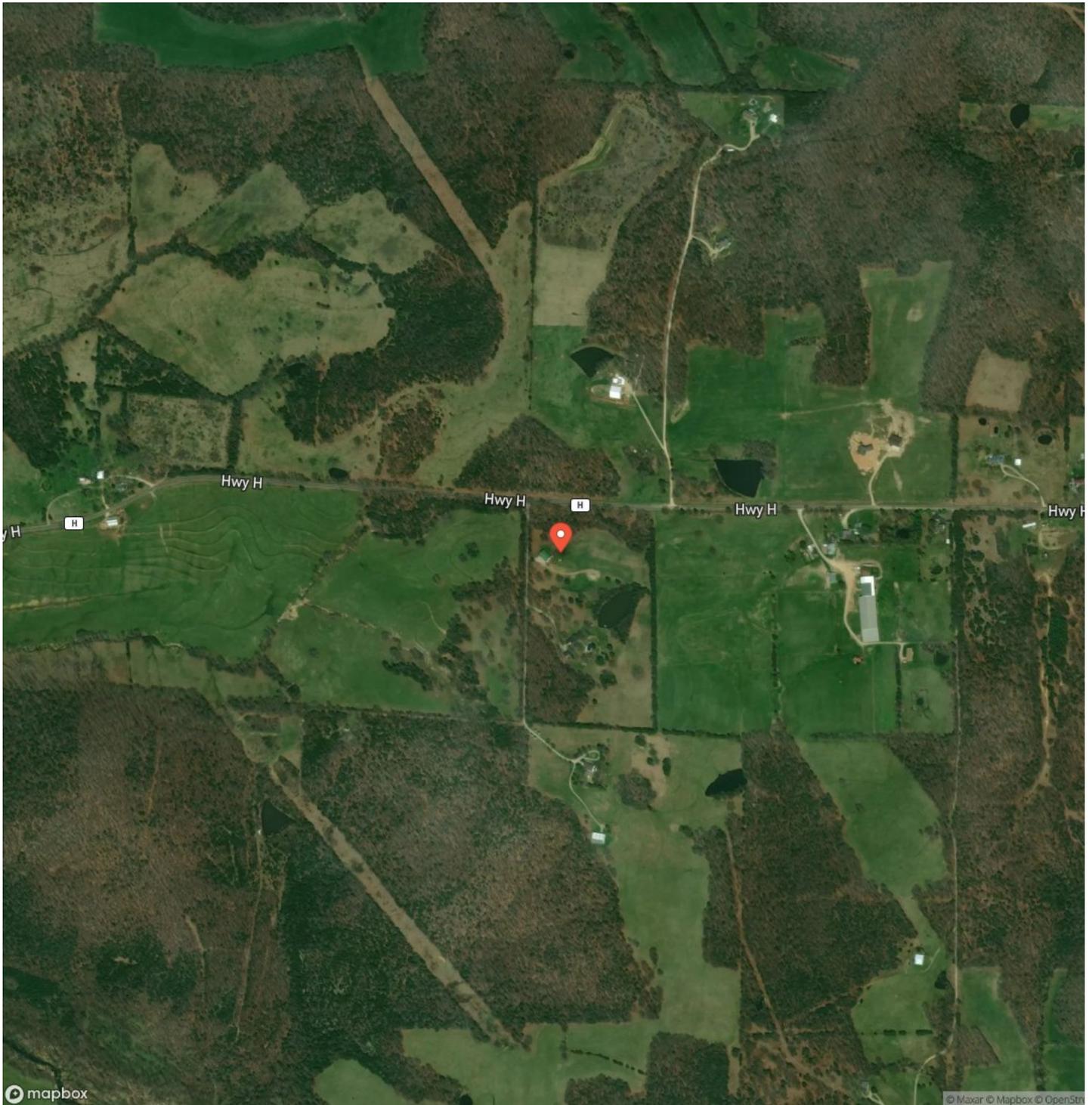
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Locator Map



Satellite Map



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