

**Callaway Valley #1**  
300 Callaway Ridge Dr  
Defiance, MO 63341

**\$1,488,000**  
35.790± Acres  
St. Charles County



**Callaway Valley #1**  
**Defiance, MO / St. Charles County**

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**SUMMARY**

**Address**

300 Callaway Ridge Dr

**City, State Zip**

Defiance, MO 63341

**County**

St. Charles County

**Type**

Residential Property

**Latitude / Longitude**

38.68683 / -90.878337

**Taxes (Annually)**

4335

**Dwelling Square Feet**

3892

**Bedrooms / Bathrooms**

3 / 4

**Acreage**

35.790

**Price**

\$1,488,000

**Property Website**

<https://livingthedreamland.com/property/callaway-valley-1-st-charles-missouri/75245/>



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**PROPERTY DESCRIPTION**

Welcome to your private sanctuary on approx. 35.79 acres of serene, park-like grounds. This meticulously maintained 1.5-story home combines elegance and natural beauty. An updated kitchen features warm wood cabinetry, quartz counters, stainless appliances, and a cozy breakfast bar. The dining nook opens to the living room and a grand great room with tall ceilings, a fireplace, and expansive views. The main-floor primary suite boasts double sinks, a soaking tub, and a walk-in shower. Upstairs offers a sitting room, 2 spacious bedrooms with large closets, LL with a rec room, den w/wood-burning fireplace. Enjoy an oversized attached garage, a detached garage with a workshop, and a private 3/4-acre pond for year-round enjoyment. Adjacent acreage can be used for personal use or divided into 4 new home sites. See attached proposed plat. This listing is composed of 2 parcels with 2 separate tax IDs to be sold together. Located in the desirable Francis Howell School District.

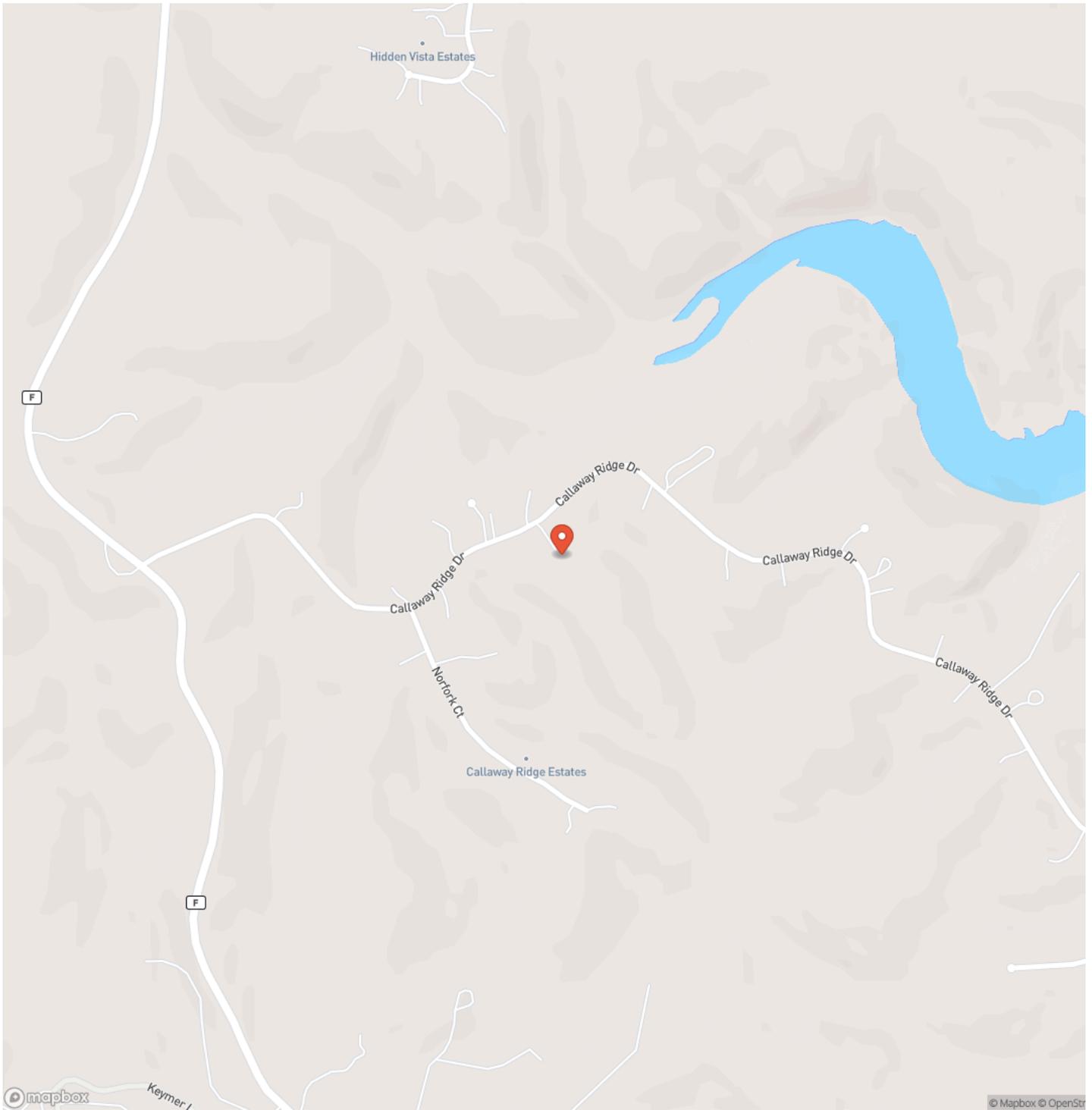
Property is in the process of being resurveyed to allow for some property to be split off if desired. The smaller parcel property has a pond/lake but is not part of the Callaway Valley Lake community (no lake rights).



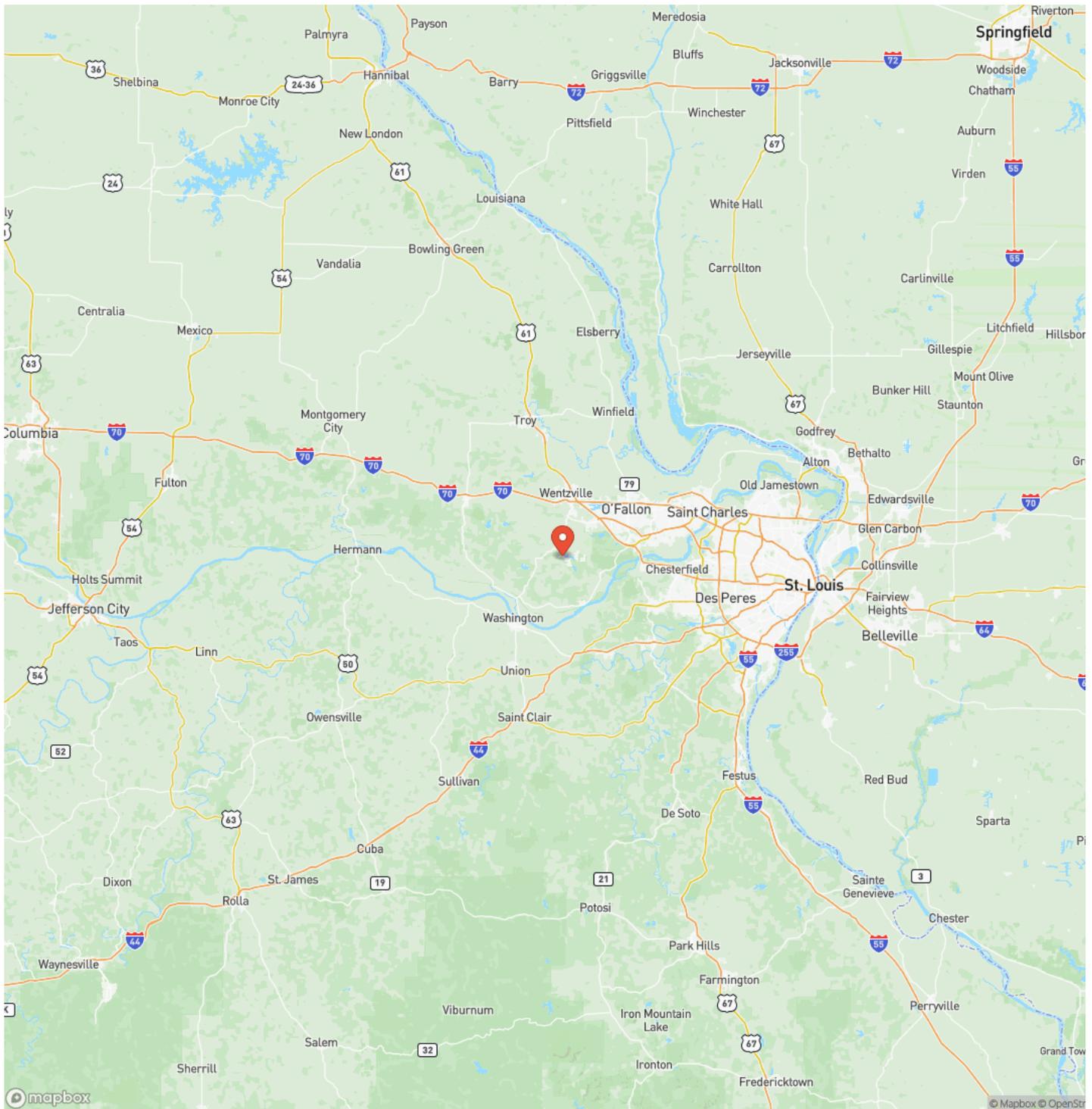
Callaway Valley #1  
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## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Living The Dream Outdoor Properties**  
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