

# FOR SALE

11030 ST. AMBROSE LANE, ST. ANN, MO. 63074



## ADORABLE RANCH HOME

- ◆ PARKLIKE NEIGHBORHOOD
- ◆ EASY WALK TO ST. ANN GOLF COURSE & ST. ANN PARK
- ◆ CLOSE TO HWY 70
- ◆ WELL MAINTAINED HOME

**\$89,900**



**Directions:** From 70 East or West, take Exit 235C, Turn left at Cypress Road, Turn left at International Plaza Rd, Turn left at Ashby Rd, Turn right at St. Ambrose Lane, the house will be the second home on the right.

## Special Property Features:

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- ♦ *Conveniently located close to St. Louis Lambert Airport*
  - ♦ *Easy jump onto highway 70*
  - ♦ *Quick commute to downtown St. Louis*
  - ♦ *Located blocks from St. Ann golf Course and St. Ann Park*
  - ♦ *Nice peaceful subdivision with large shade trees*
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- ♦ Ranch Style Home
  - ♦ Level Lot
  - ♦ Open Frame Porch
  - ♦ Back Patio
  - ♦ Partially Fenced
  - ♦ Family Room (12 x 22)
  - ♦ Kitchen (7.5 x 11.5)
  - ♦ Bedroom 1 (8 x 12)
  - ♦ Bedroom 2 (9 x 11)
  - ♦ Bedroom 3 (12 x 12)
  - ♦ Dining Room (12 x 12)
  - ♦ Den Area (7 x 11)
  - ♦ Laundry room (4.5 x 8)
  - ♦ Workshop Area (8 x 16)
  - ♦ Tool Shed (7 x 10)
  - ♦ Front Living Room (12 x 15)
  - ♦ Single Car Garage (10.5 x 19)

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**Presented by: Phil Reid**



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