

Riverdale Way
452 Riverdale Way
Union, MO 63084

\$239,900
2.480± Acres
Franklin County



Riverdale Way
Union, MO / Franklin County

SUMMARY

Address

452 Riverdale Way

City, State Zip

Union, MO 63084

County

Franklin County

Type

Recreational Land, Residential Property, Single Family

Latitude / Longitude

38.411582 / -91.038487

Taxes (Annually)

1332

Dwelling Square Feet

1902

Bedrooms / Bathrooms

2 / 2

Acreage

2.480

Price

\$239,900

Property Website

<https://livingthedreamland.com/property/riverdale-way-franklin-missouri/91403/>



PROPERTY DESCRIPTION

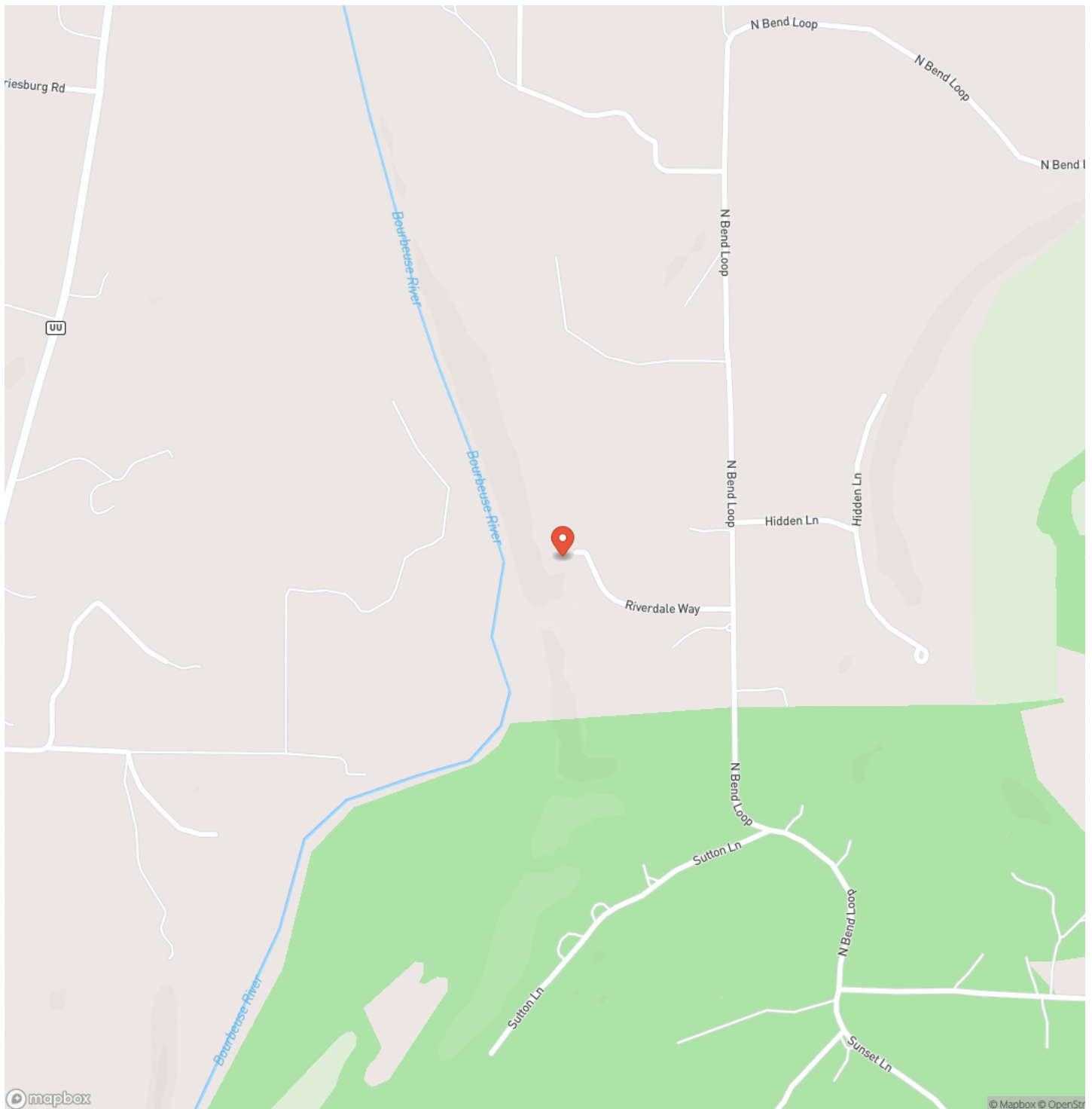
Escape to your private oasis on 2.5 picturesque acres at 452 Riverdale Way, Union, MO. Nestled at the end of a quiet private road, this charming home offers breathtaking views over 100 feet above the Bourbeuse River valley, surrounded by mature hardwood trees. Just 10 minutes from Union, this property perfectly blends serene country living with convenient access to town. Step inside to discover a beautifully updated interior featuring fresh paint throughout, gleaming hardwood floors, and a cozy wood-burning stove in the living room, perfect for chilly evenings. The spacious master bedroom boasts a generous walk-in closet, while the open kitchen shines with a new stove and modern faucet. Recent upgrades include a new HVAC system, water heater, whole-house water filter, water softener, septic system, and updated door hardware, ensuring worry-free living. The partially finished walkout basement offers incredible potential, with roughed-in plumbing for an additional full bathroom and space for an additional bedroom. Outside, a covered back porch facing west provides the perfect spot to unwind and soak in spectacular sunset views over the valley. Gather around the cozy stone firepit for memorable evenings under the stars. This property is a homesteader's dream, featuring an Amish-built shed, raised garden beds, a chicken coop, and established apple trees and blueberry bushes. The attached garage offers ample storage, and the private, wooded setting ensures peace and tranquility. Whether you're seeking a weekend retreat or a forever home, 452 Riverdale Way delivers the best of rural charm with modern comforts. Don't miss this rare opportunity to own a slice of paradise with stunning river valley views!



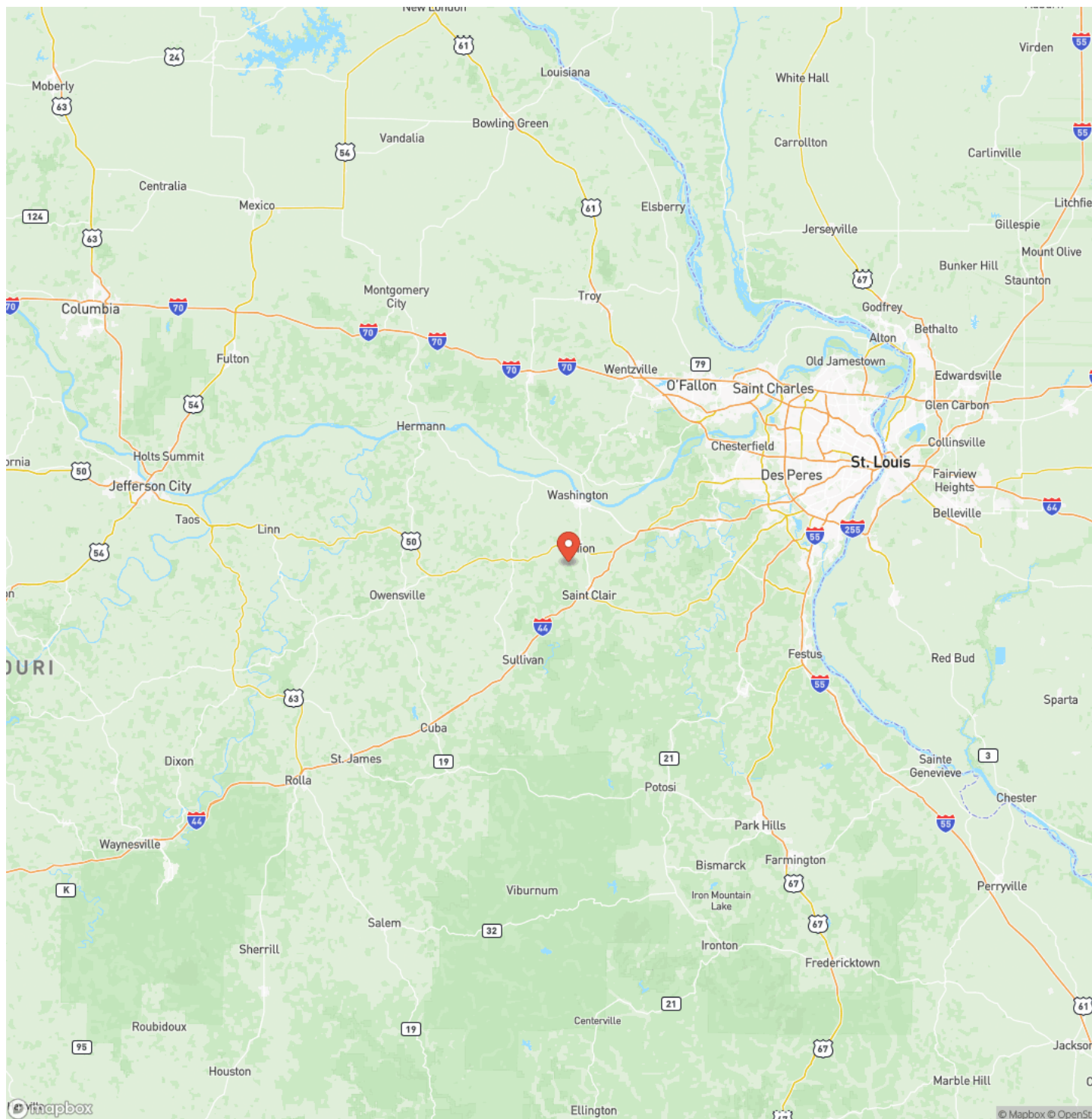
Riverdale Way
Union, MO / Franklin County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

John Echele

Mobile

(636) 288-7569

Office

(855) 289-3478

Email

john@livingthedreamland.com

Address

6485 N Service Road

City / State / Zip

NOTES

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or printed text on the paper.

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:

<https://livingthedreamland.com/>

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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.



Living The Dream Outdoor Properties

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Leasburg, MO 65535

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