

***** Beautiful 10+ Acre Luxury Building Site in Wildwood, MO *****

Lot 1 Black Bear Ridge Estates

***New Reduced Price!* \$300,000**

Rare Find! Beautiful 10.32 Acre Luxury Estate Site with 1,306 ft. of road frontage. Come home to an upscale subdivision with a peaceful country and secluded setting, but just minutes from shopping, dining, and AAA rated Rockwood Schools. Wooded Scenic lot with a level to gently sloping building site ideal for a luxurious and private lower level walkout. Perfect for horses, and stables are permitted! Only lot available of 7 lot development on 40+ acres. Small natural spring pond on lot with an abundance of wildlife. Architectural and Design requirements. Purchase just the lot or discuss a build-to-suit package with Comia Home Builders, one of the area's premiere custom home builders. Building site has been staked out with topographical elevations. Survey drawings available per request.

Please call Scott to schedule a showing or for additional info @ **314.575.0521**

Listing Info:

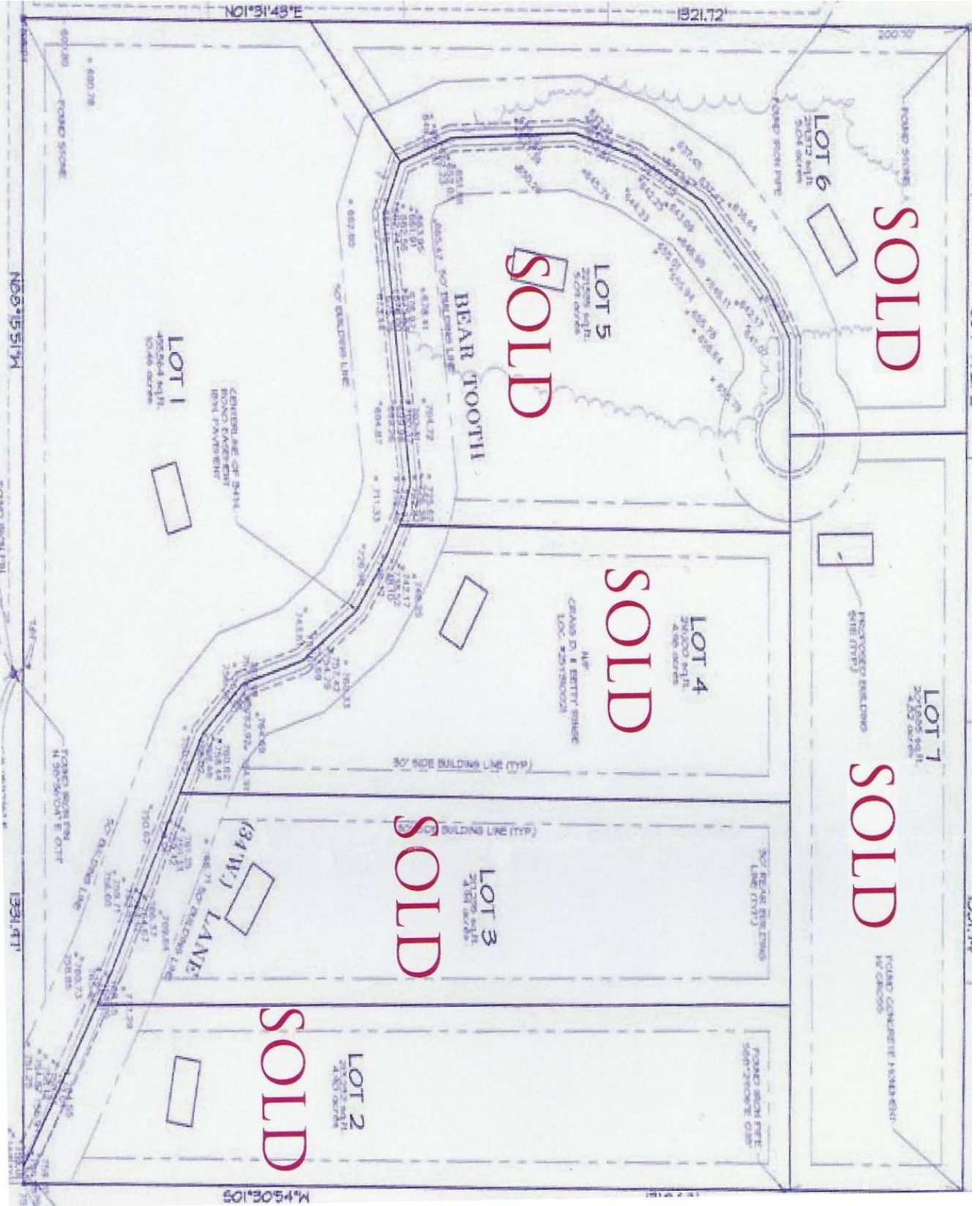
Type: Single Family
Street: Asphalt
Topo: Level, gently sloping, valley
Elementary: Pond
JR: Rockwood Valley
SR: Lafayette
Acres: 10.32
Utilities at site: Underground electric & Telephone
Water: None/Well
Sewer: None/Septic
Flood Plain: NO

Address:

3737 Bear Tooth Ln.
Wildwood, MO 63069

Directions:

From Hwy 109 – Go West on Manchester Rd. (Hwy 100) 5 miles. Right on Bartold then immediate Left and follow into subdivision to Lot 1.



SOLD

SOLD

SOLD

SOLD

SOLD

LOT 6
22,000 sq ft
5.0% density

LOT 5
22,000 sq ft
5.0% density

LOT 7
22,000 sq ft
5.0% density

LOT 4
22,000 sq ft
4.5% density

LOT 3
22,000 sq ft
5.0% density

LOT 2
22,000 sq ft
5.0% density

LOT 1
455,544 sq ft
0.0% density

BEAR FOOTHILL

(31' W.) LANE

CENTERLINE OF 54' IN
ROUND PAVEMENT
ROAD 5' WIDE SIDEWALK

PROPOSED SIDEWALK
SITE (TYP.)

ROUND CONCRETE PAVEMENT
W/ CROSS

30' REAR BUILDING
LINE (TYP.)

30' SIDE BUILDING LINE (TYP.)

30' SIDE BUILDING LINE (TYP.)

ROUND IRON PIPE
500-2500' DIA

ROUND IRON PIPE
500-2500' DIA

ROUND IRON PIPE
N 50'x30' DIA E. O.T.P.

ROUND IRON PIPE
500-2500' DIA

N03°15'51\"/>

133°11'41\"/>

N01°31'48\"/>

192°17'2\"/>

M.P. 5.03.105