

Property Brochure for

# 608 Duncan Circle

Raymore, MO 64083



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608 Duncan Circle, Raymore, MO 64083

## PROPERTY HIGHLIGHTS



### About Property

BUYER'S FINANCING FELL THROUGH so we are back on the market with a New Roof! Nestled on a quaint cul-de-sac this 2 story home sits on a large lot (extending beyond the enclosed wood fenced backyard). Step through the front door and be welcomed into a bright and airy foyer, with plenty of natural light and hardwood floors. The open-concept layout seamlessly connects the living room to the kitchen, creating a sense of fluidity and connectivity throughout the home. The heart of the home is the fireplace, a focal point for the living room and it's plantation shuttered. The kitchen includes a large hidden pantry and granite island! You'll love the huge master bedroom and ensuite that includes a large tiled shower room. Not to be left out the finished basement includes a 5th bedroom, bar space and entertainment area as well yet another full bath with beautiful tile work! The community offers a club house, exercise room, swimming pool, tennis courts, trails, golf and play area to take advantage of. Located close to life's amenities like groceries, schools, shopping and entertainment this home could be the perfect fit!

### Summary

-  \$485,000
-  Single Family
-  2595 Sq Ft
-  Built 2007
-  5 Beds
-  4.5 Total Baths
-  0.3 Acres

Disclaimer: Listing courtesy of Ross Costanzo of Sylvarena Properties, Inc.

Data is from 3rd party sources. Accuracy cannot be guaranteed.





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### ESSENTIAL PLACES NEARBY



#### Missouri Mud Company

Coffee Shop - Distance: 0.38 miles



#### CommunityAmerica Credit Union

Bank - Distance: 0.45 miles



#### Cosentino's Price Chopper

Super Market - Distance: 0.51 miles



#### Heartland Market

Gas Station - Distance: 0.67 miles



#### Walmart Super Store

Department Store - Distance: 1.10 miles



#### Walgreens

Pharmacy - Distance: 0.40 miles



#### MinuteClinic at CVS

Medical Clinic - Distance: 0.48 miles



#### Anytime Fitness

Fitness Center - Distance: 0.60 miles



#### Advance Auto Parts

Auto Parts Store - Distance: 1.04 miles



#### Cass County Animal Hospital

Veterinarian - Distance: 1.34 miles

### By Category within 8 Miles

Veterinarians.....	49
Fitness Centers.....	47
Medical Clinics.....	46
Auto Parts Stores.....	34
Banks .....	32

Coffee Shops.....	27
Super Markets.....	25
Pharmacies.....	24
Gas Stations.....	24
Department Stores.....	23





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### RESTAURANTS NEARBY



#### Mojitos Mexican Grill

Mexican - Distance: 0.36 miles



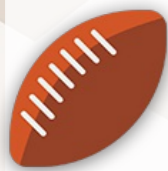
#### Oriental Garden

Chinese - Distance: 0.39 miles



#### Dairy Queen Grill & Chill

Ice Cream & Frozen Yogurt - Distance: 0.43 miles



#### Johnnys Tavern

Sports Bar - Distance: 0.64 miles



#### Wingstop

Chicken Wings - Distance: 1.08 miles



#### Missouri Mud Company

Greek - Distance: 0.38 miles



#### McDonald's

Fast Food - Distance: 0.42 miles



#### Tavern on the Moor

Pizza - Distance: 0.64 miles



#### Culver's

Burgers - Distance: 0.69 miles



#### The Big Biscuit

Breakfast & Brunch - Distance: 1.10 miles

#### By Cuisine within 5 Miles

Mexican.....	32
Fast Food.....	21
Pizza.....	17
American.....	10

Bars.....	10
Breakfast & Brunch.....	9
Chinese.....	7
Burgers.....	7

Sandwiches.....	4
Sports Bars.....	3
Steakhouses.....	3
Chicken Wings.....	2

Greek.....	2
Hawaiian.....	2



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### OUTDOOR ACTIVITIES NEARBY



**PARK**  
Hawk Ridge Park  
Distance: 0.29 miles



**RECREATIONAL WATER**  
Johnson Lake  
Distance: 0.38 miles



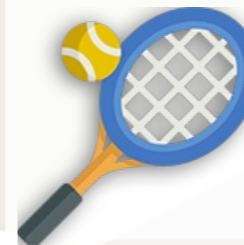
**GOLF**  
The Golf Club at Creekmoor  
Distance: 0.65 miles



**DOG PARK**  
Tails and Trails - Grandview  
Distance: 4.09 miles



**BIKE / PEDESTRIAN TRAIL**  
Jerry Smith Trailhead  
Distance: 6.55 miles



**TENNIS**  
Tennis League - Kansas City  
Distance: 8.56 miles

By Category  
within 8 Miles

Golf Course.....	38
Parks.....	39
Dog Parks.....	8

Bike / Pedestrian Trails.....	10
Tennis Courts.....	13



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## SCHOOLS NEARBY



### Grades: KG - 05

#### CREEKMOOR ELEMENTARY SCHOOL



0.7 Miles



Student To Teacher Ratio: **12.90**

### Grades: 06 - 08

#### RAYMORE-PECULIAR EAST MIDDLE SCHOOL



4.7 Miles



Student To Teacher Ratio: **15.40**

### Grades: 09 - 12

#### RAYMORE-PECULIAR HIGH SCHOOL



5.2 Miles



Student To Teacher Ratio: **17.60**

The above schools are the assigned public schools for this property.



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## LENDER

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Ron Cardozo

First Bank Mortgage

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FOR MORE INFORMATION, PHOTOS OR TO SCHEDULE A SHOWING  
**TEXT TOUR2405 TO (844) 582-0400**

Msg & Data Rates May Apply.

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