

FEATURE SHEET
17090 OLD JAMESTOWN ROAD
FLORISSANT, MO 63034

Post 444 is a unique find situated on the beautiful Missouri River bluffs of the Old Jamestown Area. Here you'll find gated entry to 9.68 mostly flat acres, including a wonderful patio that overlooks the river, plus steps leading to the water*. Designated parking lot plus parallel parking along drive will accommodate 100+ cars, including designated handicapped spots.

Although this complex could be modified for many of the allowed uses per St. Louis County ordinances (NU Zoning), here's what the complex offers presently:

A wide, welcoming tree-lined asphalt drive leads to six structures:

~Main/Big House

~Meeting/Fellowship Hall

~Caretaker/Parsonage Residence

~Detached Garage Building with Offices

~Picnic Pavilion with Office/Preparation Area

~Pole Barn with Concrete Floor

MAIN/BIG HOUSE –

4,870 square foot home with basement.

Currently used as bar/recreation area with dining room style seating for gatherings. Has Kitchen, Garage with walk-in cooler, three fireplaces, updated windows, sweeping Missouri River view and sidewalk to River overlook. Bar has five-year-new coolers and opens to dining-room style seating area with fireplace. Game room accommodates shuffleboard and tables, plus fireplace. Multi stall bathrooms. Knotty pine, vintage meeting room with third fireplace with entryway built-in displays. Ramp entry/wheelchair accessible.

MEETING/FELLOWSHIP HALL –

3,508 square foot meeting hall with professional grade kitchen.

Currently used for membership meetings and Lenten fish fry; has been used for weekly bingo in the past.

KITCHEN: Frymaster, stainless steel counters, huge 6-burner stove with griddle, exhaust fans. Three sinks plus handwashing station. True SS Refrigerator excluded from sale unless arrangements are otherwise made. Service window. Complete setup for Post's annual fish fry

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season. St. Louis County Health Department inspects annually. All is up to code as of last inspection.

HALL: Newer windows. Maintenance free, vinyl siding exterior. Covered side patio. Back Deck. Cameras. Bar with sink, tapper and ice maker. Bingo supplies, including board. Pulldown attic access. Separate multi stall bathrooms. Storage room. Entry vestibule. Architectural shingled roof installed approximately 2016.

CARETAKER/PARSONAGE RESIDENCE – 1,088 square feet, two bedroom, one bath home with covered patio, situated directly across from the Meeting Hall.

DETACHED GARAGE BUILDING W/OFFICE – The Post's meat shoot operation is run from this building. Ticket window, office, garage space, plus overhang.

PICNIC/PAVILION with Office/Preparation Area – Great pavilion with electric, ceiling fans, office/preparation area and concrete floor. Many can be seated here. Adjacent to playground and horseshoe pits.

POLE BARN – 30 x 48 Pole Barn with Concrete Floor with large sliding door.

*Stairway leads to the river. Vegetation clearance is required before it would be usable.

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