

# 16216 Amber Vista Drive Ballwin, MO 63021

## PRICE: \$390,000

This move-in-ready, ranch-style villa offers 2 bedrooms, 2 bathrooms, and 1,442 square feet of comfortable living space. The home features vaulted ceilings, beautiful flooring throughout the home. . The kitchen is a chef's dream, showcasing 42-inch cabinetry, stainless steel appliances, gas cooktop, a breakfast bar, and a walk-in pantry. The spacious master suite includes a charming bay window, two closets, dual sinks, and a shower. A large second bedroom, hall bath, laundry/ mud room round out the main level. Step out to newer 12 x 12 patio, perfect for entertaining. The unfinished lower level offers an egress window and a bath rough in. Welcome Home!!!

# COMING SOON!!

## FIRST WEEK 2025!



### MORTGAGE SCENARIO

Loan Type	Conforming	Conforming
	Primary Residence	Primary Residence
Occupancy Type	Primary Residence	Primary Residence
Loan Term	30 Year Fixed	30 Year Fixed
Purchase Price	\$390,000	\$390,000
Down Payment	\$78,000	\$11,700
Cash to Close	\$4,211.00	\$4,787.00
Lender Credits	\$0	\$0
Interest Rate	6.990%	6.990%
Annual Percentage Rate (APR)	7.125%	7.564%
<b>Estimated Monthly Payment*</b>	<b>\$2,598.32</b>	<b>\$3,221.82</b>



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