

Professional Real Estate Auctions By:

Adam's

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Online Only Real Estate Auction

4088 Bristol Bay Court, St. Charles, MO 63304

3BR/2BA HOME

2 CAR GARAGE

0.23+/- ACRES



Bidding Closes: 5PM
Tuesday, December 17, 2024

Viewing: 12-2PM
Sunday, December 8, 2024

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Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

County: St. Charles ♦ 2023 Taxes: \$3,313

Exemptions: None

Parcel Number: 3-0036-6851-00-0202.0000000

Zoning: Unincorporated

Total Lot Size: 0.23± Ac

Schools: Francis Howell School Dist.

Francis Howell HS

Terms: \$10,000 Down Day of Sale on Real Estate

Balance Due in 30 Days ♦ 6% Buyers Premium

List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169

Any announcement made day of sale takes precedence over any printed material

4088 Bristol Bay Court Property Information

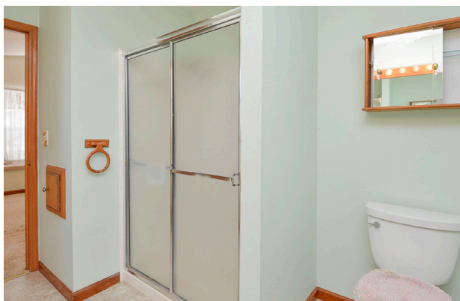
3BR/2BA ~ 2,170± Total Finished SF. (Includes Basement SF.) ♦ Year Built: 1992 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace
Electric: Breaker Box ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Concrete Driveway ♦ Woodburning Fireplace
Basement: Partial/Slab, Walk-Out, Partially Finished ~ 606±Sq. Ft. ♦ 10' x 16' Shed With Electric



Well maintained and practically move in ready 3BR/2BA ranch home with a partially finished walk-out basement and attached 2car garage in St. Charles, MO! The main level features a large living room, a combined kitchen and dining area that opens to the elevated deck, a family room complete with bay windows and a wood burning fireplace, a full bath and three bedrooms including the primary suite which boasts a private full bathroom. The lower level is partially finished and includes a utility room with workshop, a storage room with additional washer and dryer hook ups, two bonus rooms that could be used as additional bedrooms, and a large rec room with sliding glass doors that open to the concrete patio. The home sits on a 0.23+/- acre lot within the Cambridge Crossing Subdivision and is conveniently located near shopping, restaurants and I-70!



Additional Property Photographs





Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.

