

BELLINGTON REALTY WEEKLY UPDATE 1-29-10
314.725.3329

CREVE COEUR, MARYLAND HEIGHTS & BRIDGETON

XXXX NANCY LEE-CREVE COEUR-3 bedroom, 2.5 bath, 1700 Sq. feet ranch on nice lot, finished lower level, 2 car garage, clean but dated, TS. **Wholesale Price\$184,900 Retail Price\$220,000**

950 RUE DE LA BANQUE-CREVE COEUR-**63141**-4-1-1, Condos in beautiful building, priced as investment property, parking, F/P'S, private patios, storage, pool, elevator, secure bldg, front door on BEL, MD, (270 to Olive East to Ballas North make a left on American Legion and a right on Rue De La Banque then right into Courtland Hall. **Wholesale Price\$99,900 Retail Price\$119,900 Listed w/CB Premiere Aimee Mitchell**

KIRKWOOD, FRONTENAC, WARSON WOODS, GLENDALE & DES PERES

216 MIDWAY AVE.-KIRKWOOD-**63122**-5-3-1, Frame ranch., 939 sq. feet, newer windows, systems & full basement, needs complete rehab, DB, vacant on 3333, (Lindbergh to W on Rose Hill to S on Harrison to E on street) **Wholesale Price\$94,900 Retail Price\$149,900**

418, 422, 426, 427, 435 ELLIOTT: Up to **EIGHT COMMERCIAL** parcels available, **TWO contiguous parcels!** \$179K-\$199K each. Each property has a 900 sq. feet rented home. See Buz for plat and information. **Recently sold commercial comps:** 404 E. Elliott \$275K, 421 E. Elliott \$200K, 544 Leffingwell \$207K, 554 & 556 Leffingwell \$300K, 550 Leffingwell \$200K.

513 ART-KIRKWOOD-**63122**-\$159,900-6-2-1, Nice looking ranch on quiet cul-de-sac, partially finished L/L, GS/SB/DB, vacant on 3333, (Woodbine to street) **Listed w/American Realty agent is Joe LoPiccolo.**

BRENTWOOD, ROCK HILL, WEBSTER GROVES & SHREWSBURY

654 MARSHALL AVE.-WEBSTER GROVES-**63119**-\$79,900-7-2-2, Frame, 1300 sq. feet, in Tuxedo Park with lots of character, gutted and needs everything, detached garage, 2 fireplaces, full basement, BS, vacant on AMN, (Laclede Station to street)

23 GIRARD-WEBSTER GROVES-**63119**-5-2-1, Brick ranch, one car garage, new roof, some plumbing and electric updates, kitchen and bath gutted, full basement, 1060 sq. feet, MD, vacant on 3333, (Watson W of Laclede Station to N on Street) **Wholesale Price\$129,900 Retail Price\$169,900**

515 GLEN ROAD-WEBSTER GROVES-**63119**-\$159,900-7-3-1, Frame 1.5 story, Old World charm, 1400 sq. feet, oak floors, high ceilings, large lot extends to next street, newer siding, roof, windows, furnace, central air, electric and plumbing, full walk out basement, detached garage, MD, vacant on Supra, (Bompart to W on Newport to N on Glen Rd)

341 W. PACIFIC-WEBSTER GROVES-**63119**-1 & 2 bedroom condos starting from \$114,900 to \$149,000, modern building, garage parking, great for investor, see Matt for access.

CRESTWOOD, SUNSET HILLS, CONCORD VILLAGE & OAKVILLE

1005 MARTINIQUE-ST. LOUIS COUNTY-**63123**-\$129,900-6-2-1, **CUTE white frame ranch** w/tilt in windows, new neutral paint and carpet, nicely remodeled kitchen w/appliances, 864 sq. feet, finished bsmt. W/additional bedroom and family room, on nice big lot, private back yard, driveway, in Lindbergh Schools, DB. (Baptist Church between Gravois and Lindbergh to E on Vargas to N on street) Contact listing agent for access. **Re/Max agent Michael Luntz 636.275.6323**

WEST COUNTY

952 BARBARA ANN-ELLISVILLE--**63021**-\$49,900-66x204 building lot ,level lot, frequent deer sightings, BR (Manchester to Reinke Rd S to street). **Listed w/CB Premiere agent Sandy Orelove.**

NORTH COUNTY

3061 ARLMONT-BELNOR-**63121**-\$189,900-7-4-2, Rehabbed 1 ½ sty w/new kitchen and bath, vacant on 3333, GS/SB, (Natural Bridge to street) **Listed w/Joni Realty**

709 ROBERT AVE.-FERGUSON-4-2-1, Frame ranch w/some updates, 816 sq. feet, full basement, large deck, newer paint and carpet, needs some cosmetic work, DB, vacant on 3333, (Hwy 270 to S on Elizabeth to W on street) **Wholesale Price\$59,900 Retail Price\$79,900**

16417 HAMPDEN PLACE-FLORISSANT-**63031**-\$199,900-8-3+-2.5, nice big 2 story in Barrington Downs, huge master bedroom, finished basement w/4th bedroom. GS/SB, (Halls Ferry Rd to Ascot Downs to street) IP

815 BELLERMINE LANE-FLORISSANT-**63031**-\$109,900-5-3-1, Newly updated frame ranch on great lot, finished lower level, hardwood thru-out, 1000 sq. feet, carport, in Hazelwood Schools, vacant on 3333, TS, (N. Lindbergh to Loyola to street) IP

4137 90th AVE.-FLORISSANT-**63034**-6-3-2-\$119,900- Ranch in Fox Lake Meadows, 1178 sq. feet, deck, garage, full basement, SB/GS, (Vaile to Fox Plainses to street) **Listed w/Cody Properties.**

3050 N. WATERFORD DRIVE-FLORISSANT-**63033**-8-3-2-\$129,900- Frame and masonry ranch in Paddock Hills Subd, 1287 sq. feet, full basement, rec. room, garage, GS/SB, vacant on a C box, (Lindbergh to street) **Listed w/ Cody Properties.**

5142 PRIORYBROOK RD.-FLORISSANT-**63033**-6-3-2.5, Frame ranch in fair condition, 1253 sq. feet, full bsmt, garage, GS/SB, (Bristle Rock to street) **Wholesale Price\$TBD Retail Price\$129,900 Listed w/Cody Properties**

6520 LOS CIMAS-FLORISSANT-63033-6-3-2, Frame ranch w/newer siding and baths, needs very little, full basement, 1200 sq. feet, 2 car garage, TS, (367 to Redman to Los Laderas to street) **Wholesale Price\$99,900** Retail Price\$125,000

235 MOULE-FLORISSANT-63031-\$94,900-6-3-1.5, Ranch w/newer cabinets, semi finished basement, carport, GS/SB, (Patterson to street). TRY LEASE PURCHASE Vacant on 3333. **Listed w/Reggie Bomar Prudential Patterson.**

1380 WADSWORTH-FLORISSANT-63031-\$124,900-6-3-1.5, brick ranch, code complied, 1066 sq. feet, partially finished L/L, 2 car garage, GS/DB/SB, vacant on 7243, (270 to E on Florissant Rd. to Left on street) **Listed w/Georgetown Realty.**

7430 HUNTINGTON-PASADENA HILLS-63121-\$159,900-7-3-1.5, Brick 1 ½ story w/new roof, 1540 sq. feet, detached garage, newer roof, undergoing updates, **great neighborhood**, DB, vacant on 6139, (Hwy 70 to S on Lucas and Hunt to W on Natural Bridge to N on Roland to W on street) **Listed w/McLaughlin agent Pat McLaughlin**

4515 OVERBROOK-PASADENA HILLS-63121- SEE GARY STAFFORD FOR SHOWING INSTRUCTIONS

12568 CANDLEWOOD COURT-ST. LOUIS COUNTY-63138-7-3-2, Frame ranch that needs mainly cosmetic rehab, 1640 sq. feet, newer roof, 2 car gar and full basement, Hazelwood East Schools, vacant on BEL, DB, (Hwy 367 to New Jamestown East to street) **Wholesale Price\$79,900** Retail Price\$149,900

3426 ST. JOACHIM-ST. ANN-63074-\$99,900-5-3-2, Outstanding brick bungalow, 864 sq. feet, extra bed and bath and office in finished L/L, garage, vacant on OCN, GS/SB, (St. Charles Rock Rd to street). **Listed w/Klaven Realty**

4313 ST. REGINA-ST. ANN-63074-5-3-1, Ranch with new siding & windows, need to be rehabbed. GS/SB, vacant on 3333, (St. Camilla to street) **Wholesale Price\$69,900** Retail Price\$99,900

3636 SAN JOSE-ST. ANN-63074-\$104,900-6-2-1, Nice brick ranch w/addition, code complied, GS/SB/DB, vacant on 3333, (St. Charles Rock Rd to street) **POSSIBLE LEASE PURCHASE OPTION Listed w/Joni Realty**

ST. LOUIS CITY, SOUTH CITY, FPSE & CWE

4124 ALMA AVE.-CITY-63116-\$175,000-7-3-1, Updated charming 2 story brick, 1450 sq. feet, one car detached garage, full basement, RC/MM, vacant on 3333 or BEL.

3740 BAMBERGER-CITY-63116-\$99,900-5-2-1, Brick, 1.5 story, 1097 sq. feet, garage, full basement, tenant occupied paying \$700/mo. MM/RC

4407 GANNETT- SOUTH CITY-63116-4-2-1, 750 sq. ft., Brick bungalow needs updating. Vacant on BEL. RC/MM (Gravois to west on street) **Wholesale Price \$78,500** Retail Price\$109,900

4248 GILES-SOUTH CITY-63116-\$89,000-5-2-1, Charming Tudor all brick on nice corner lot, 1056 sq. feet, stained glass windows, separate LR & DR, enclosed back porch, full basement, off street parking, vacant on Supra. (S. Grand to W on Meramec to South on Spring East on Bingham to street) **Listed CB Premiere agent Sandy Orelove**

5030 GRACE-CITY-63116-\$79,900-5-2-1, Brick bungalow, 780 sq. feet, full basement, undergoing remodeling, MM/RC.

4935 LOUGHBOROUGH-SOUTH CITY-63109-\$99,900-5-2-1, Brick bungalow, approx. 1000 sq. feet, covered porch, in good condition, oak floors, 1-car detached garage, vacant, TC (Near intersection of Loughborough and Gravois) **Listed w/CB Premiere agent Kevin Burns.**

4420 OSCEOLA-SOUTH CITY-63116-4-2-1, Frame 525 sq. feet bungalow in BEVO MILL, needs rehab, vacant on 3333, RC/MM, (Chippewa E of Kingshighway to S on Ridgewood to street) **One year NO interest financing for qualified buyer. Wholesale Price\$50,000** Retail Price\$79,900

3000 VIRGINIA-CITY-63118-6-2-1, Brick bungalow, 931 sq. feet, full basement, needs rehab, MM/RC, (Arsenal to Virginia). **Wholesale Price\$49,900** Retail Price\$79,900

6032 WANDA-CITY-63116-\$99,900-5-2-1, Brick bungalow, Newly redecorated, 825 sq. feet, full bsmt, garage, *Possible Lease Purchase. MD/BW.

6923 WISE-ST. LOUIS-63139-5-2-1, Brick, 950 sq. feet, move in ready, vacant on 3333, RC, (East of McCausland) **Wholesale Price\$119,900** Retail Price\$159,900

TWO AND FOUR FAMILY BUILDINGS

3719 BAMBERGER-ST. LOUIS CITY-63116-\$95,000-Brick 2 family w/large one bedroom units, full basement, 2034 total sq. feet, vacant on BE/3333, MM/RC.

5018 ELENORE-ST. LOUIS CITY-63116-5-2-1, Brick duplex w/2 car garage, **both units occupied and paying \$700/mo**, 2356 sq. feet, TS, (Kingshighway to Delor to Elenore) **Wholesale Price\$139,900** Retail Price\$159,900

3712 FAIRVIEW-ST. LOUIS CITY-63116-3-1-1, Brick 2 Family shotgun, garage parking, vacant on 3333, MM/RC, (S. Grand to E on street). **Wholesale Price\$74,500** Retail Price\$125,000

2101-03 FOREST AVE.-ST. LOUIS CITY-63139-\$269,900-Well maintained 4 family building with 1 two bedroom unit and 3 one bedroom units, newer electric, plumbing, HVAC and rubber roof in '04, units include stove/fridge, occupied, see Matt Dunaway for access, (McCausland S. left on Glades one block to right on Forest) **Listed w/Realty Exchange agent Dino Benos.**

3504 McKEAN-CITY-63118-\$49,900-Two family brick, shotgun,, needs rehab, full basement, vacant on 3333, **attractive owner financing**, RC/MM.

7505 HOOVER-RICHMOND HEIGHTS-63117-\$319,900-Great looking brick 4 family, one bedroom units with eat in kitchens, hardwood thru-out, basement with w/d hook-ups and storage, driveway, (Big Bend to Hoover) **Listed w/Prudential Advantage agent Dave Voges.**

1260 MOORLANDS-RICHMOND HEIGHTS-63117-\$254,900-Lovely brick two family with 3400+ sq. feet, 1st floor unit is a large 2 bedroom with den, 2nd floor is a large 3 bedroom with a finished loft and walk out balcony. Units have hardwood floors, ceramic tile, full basement freshly painted, 2 car detached garage, Hwy 40 sound barrier to be installed. (Big Bend to West on Wise to South on Moorlands) Vacant on Supra. *Listed w/Prudential Advantage Dave Voges.*

3761 POTOMAC-CITY-63116-\$TBD-Brick 2 family, ideal for conversion to single family, 2128 sq. feet, MM/RC, vacant on 3333, (Grand to W on street).

7704-06 THOMAS-RICHMOND HEIGHTS-63117-An exceptionally nice duplex on a dead end street, individual decks and basements give these units a homey feeling. Priced to sell in a great area to invest! **Owner financing available!** Units are occupied, see Matt Dunaway for access, (Big Bend N from Manchester W on Bruno, N on Bredell to W on street) **Wholesale Price\$129,900** Retail Price\$159,900

3971 UTAH-SOUTH CITY-63116-8-2-2, Nice brick 2 family, 1bd, both units rented, 2 car garage, newer electric & HVAC, some updates in move in condition, 2112 sq. feet, (Arsenal to S on Roger to E on street) DB **Wholesale Price\$159,900** Retail Price\$174,900

1215 WILMINGTON- SOUTH CITY-63111- \$139,000-5-2-1, 1968 sq. ft., Brick 2 fam, detached garage, **both units are rented \$615 & \$650/mo**, RC/MM, (Grand south of Bates to east on Wilmington)

907-09 SARAH – CITY-63110-\$129,900 – Nice and quaint 4 family building, **3 units rented; two at \$395 and one at \$385.** MD/BW

4397 GIBSON-CITY-63110-\$74,900- Brick 2 Family, Ripe for Rehab. MD/BW

We have a larger list of Multi Family buildings available upon request.

Bellington Realty 314.725.3329

SOLDS

12319 ROSSRIDGE

4790 FIJI

146 FLORALEA

142 FLORALEA

1525 AKRON

10371 FOREST BROOK “D”

UNDER CONTRACT

12622 MEADOWDALE

7816 DREXEL

747 HARVEST

LEASED

513 ART – LEASED 1/31/11

5030 GRACE – LEASED 2/28/11