

Client Detail with Addl Pics Report

Listings as of 04/14/07 at 10:15pm

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|----------------------|---|---|---|
| Sold 10/19/06 | Listing # 647579 County: St Louis City | 3847 Fairview Ave St Louis, MO 63116-4704 | Listing Price: \$59,800 Map: I23, 37 |
|----------------------|---|---|---|



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|------------------|----------------|---------------------------|-------------|
| Prop Type | Residential | Prop Subtype(s) | Residential |
| Area | St. Louis, SW | Subdv/Cmplx | city |
| Style | 1.5 Story | Approx Square Feet | 1260 Other |
| Beds | 3 | Price/Sq Ft | 43.65 |
| Baths | 1 | Lot Acres (approx) | |
| Age | 112 | | |
| Tax ID | 4186-00-0440-0 | | |
| CDOM | 83 | | |



Directions Kingshighway south, east on Arsenal, right on Gustine, left on Fairview.
Marketing Remark REHABBER'S SPECIAL in desirable **Tower Grove South!** Seller has completed a lot of this rehab but wants out! Updates include **all new thermal windows, main floor laundry, circuit breaker electric, vinyl siding,** & some pvc & copper. House sits on large, level, fenced lot...plenty of room for an addition. Special sales contract w/ \$1000 earnest money please. Home sold as is; seller to make no repairs or provide any inspections.

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|---|--------------------------------------|-----------------------|
| Selling Price 55,000 Original Price 59,900 | Selling Date 10/19/06 SP%LP 91.97 | Pending Date 09/29/06 |
|---|--------------------------------------|-----------------------|

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| Dual Agency Yes | Lic. Asst'g Seller Seller's Agent |
| General Information | |
| Showing Instructions Must Call, Other Lock Box, Vacant, Show at Will | Elementary School city |

| | | | |
|-------------------------------------|-----------------------------|-----------------------------|--------------------|
| Jr. High School Taxes Paid | city 399 | Sr. High School Year | city 5 |
| Assoc Fee Paid | None | | |
| Rooms & Baths | | | |
| # of Rooms | 6 | Upp Full Baths | 1 |
| Description | | Construction | Vinyl Siding |
| Architecture | Traditional, Needs Updating | Basement | Partial |
| Parking | Off Street | Description | |
| Fireplace Type | None | Fireplace | None |
| | | Location | |
| Lot Dimensions | 1x1 | Lot Description | Fencing, Level Lot |
| Room Dimensions | | Living Room | Carpeting |
| Living Room | 0x0 Level: M | Floor Cv | |
| Dining Room | 0x0 Level: M | Dining Room | Vinyl |
| Kitchen | 0x0 Level: M | Floor Cv | |
| Master Bedroom | 0x0 Level: U | Kitchen Floor Cv | Vinyl |
| 2nd Bedroom | 0x0 Level: U | Master Bdrm | Carpeting |
| 3rd Bedroom | 0x0 Level: M | Floor Cv | |
| Laundry Room | 0x0 Level: M | 2nd Bedroom | Carpeting |
| | | Floor Cv | |
| Additional Information | | 3rd Bedroom | Carpeting |
| Disclosures | Sellers Discl. Avail | Floor Cv | |
| Cooling | Ceiling Fan | Laundry Rm | Vinyl |
| Heating | Forced Air | Floor Cv | |
| Heat Source | Gas | Conditions | Unknown |
| Financial / Misc Information | | Sewer | Public |
| Selling Terms | Cash, Conventional | Water | Public |
| | | Water Heat | Gas |
| | | Possession | At Closing |

All information herein has not been verified and is not guaranteed.
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