

ONLINE ONLY RESIDENTIAL REAL ESTATE AUCTION
for the Late Bob Cassilly, Founder of St. Louis City Museum

9983 RIVERVIEW DRIVE, ST. LOUIS, MO 63137

BIDDING CLOSES: 5PM ~ THU. SEPTEMBER 1, 2022

PUBLIC VIEWING: SUN., AUGUST 28TH ~ 2:30-4:30PM

Adam's
Auction & Real Estate Services, Inc.

618-234-8751
Adam Jokisch
Mobile (618) 530-8751

**For Online
Bidding Visit:
AdamsAuctions.HiBid.com**

PROPERTY HIGHLIGHTS

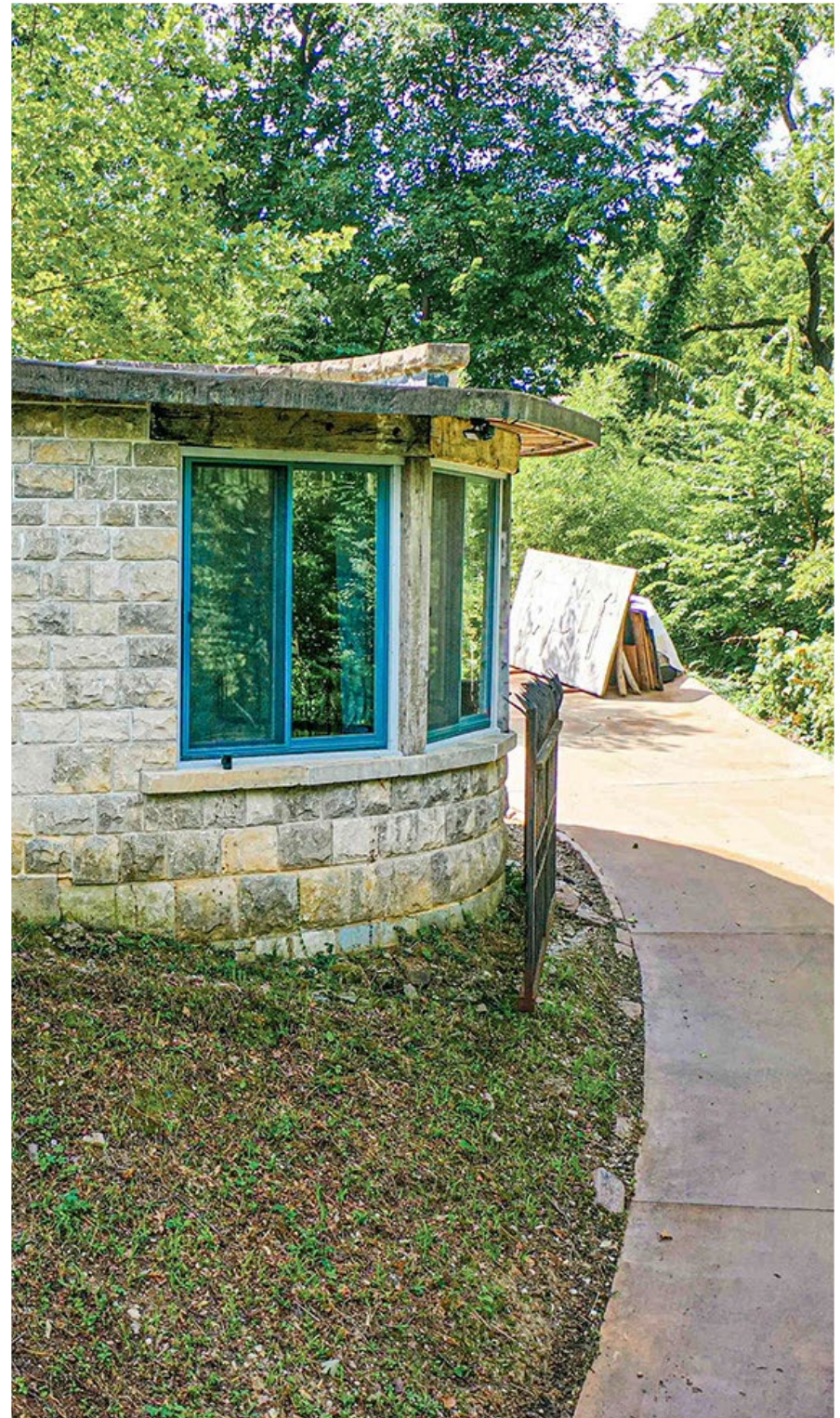
- Secluded & Fully Renovated Home & Guest House w/ Custom In-Ground Pool Nestled atop a Hill Overlooking the Mississippi River
- 3BR/1.5BA Main Home & 1BR/1BA Guest House on Approx. 1 Acre
- Minutes from Downtown St. Louis & 15 Minutes to Lambert International Airport
- Large Granite Patio, Bamboo Garden, Octagonal Gazebo w/ Slate Roof

MAIN HOUSE

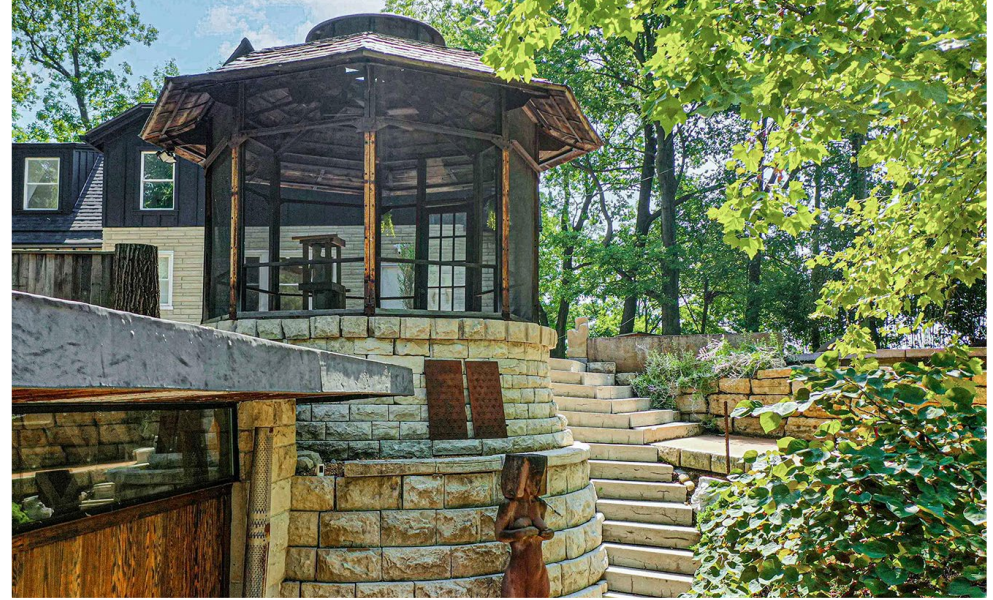
- Wood Flooring, Updated Appliances, New Roof & Gutters Installed in 2020
- Open Concept Living Space w/ Re-Built Wood Burning Fireplace
- Custom Bi-Level Granite Island & Bar
- Insulated Attic & Zoned HVAC System
- Full, Unfinished Basement with Roughed-In Plumbing for Addt'l Bathroom
- Aquapure Whole House Water Filtration System

GUEST HOUSE

- Built by Bob Cassilly with Castle Stone
- 3 Double Sliding Glass Door Windows for an abundance of Natural Lighting
- Cast Iron Wood Burning Stove In Living Area
- Kitchen Offers Kohler Farmhouse Sink, Custom Granite Counter Tops & Bar Area, Built-In Smeg Dishwasher, Induction Stove, & Retro Smeg Refrigerator
- Bathroom Includes a Kohler Rainbath & Steam Spa Complimented by Salvaged Black Granite
- Bedroom is Tucked Privately Away from Entrance to Guest House



GENERAL INFORMATION & AUCTION TERMS



1925

YEAR BUILT

1.08± AC

TOTAL LOT SIZE

1,492± SF

BUILDING SIZE

Single Family

ZONING

\$615

TOTAL '21 TAXES

UTILITIES: Zoned Central Heating/Cooling (Gas) • Fuel: Gas • Water Heater: Electric • Electric: Circuit Breaker
SCHOOLS: St. Louis City School District • Herzog Elementary; Yatesman Middle School; Vashon High School

PARCEL NUMBERS

P.I.N	Size	Amount
5715-9-130.000	1.08± Acre	\$614.89

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# 044000169
Any announcement made day of sale takes precedence over any printed material

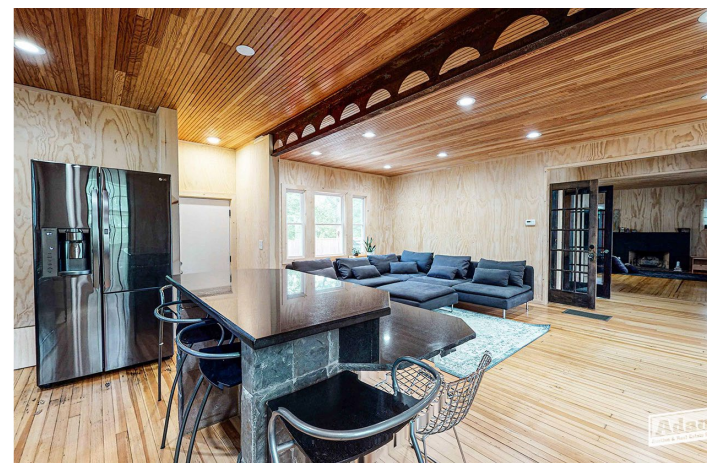
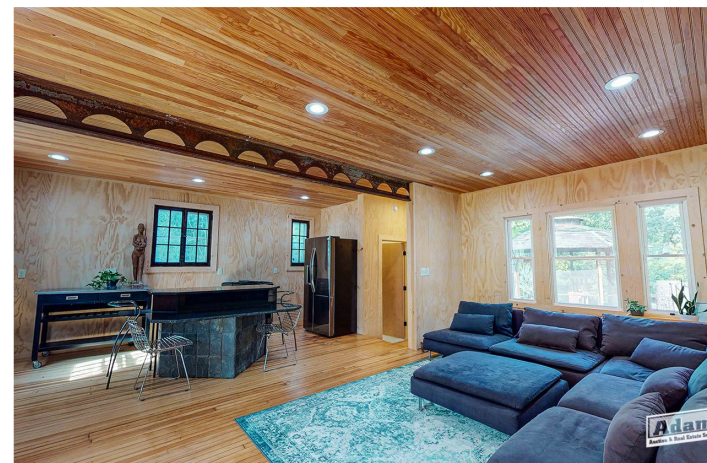


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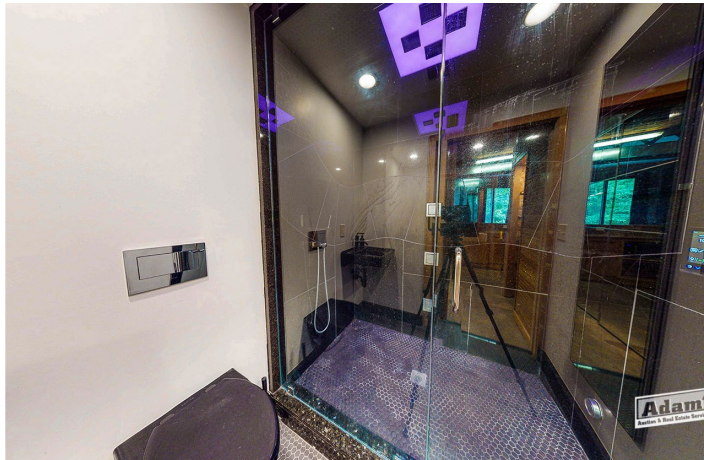
Unique River Retreat by the late sculptor and creator of the St. Louis City Museum is just minutes from downtown and 15 minutes from Lambert International Airport. The house directly faces the Mississippi River and Mosenthein Island and is 5 miles down the road from the Confluence and Columbia Bottoms Conservation area. The original main house was built in the 1920s and has been fully renovated. Grounds and additional structures were designed by the late sculptor Bob Cassilly. This secluded gem includes a concrete in-ground pool, a full guest house, a large granite patio, a slate-roofed octagonal gazebo, a thriving bamboo garden, meditation shack and a beautiful terracotta-colored concrete driveway. A fully custom, unique, and breathtaking in-ground pool is located off the main house's granite patio and against the bamboo garden. It is above and overlooks the guest house and winding driveway. Both driveway and pool courtyard has a Mediterranean feel designed with numerous large limestone blocks and is nestled atop a private hill.

PROPERTY PHOTOS



The main residence was built in the 1920s and has been fully renovated. It boasts three bedrooms, one and a half baths, striking hardwood floors, a wood burning fireplace, new appliances and much more. This structure had a new roof and gutters installed in 2020 and new concrete siding on top level. The first floor is an open concept living space spanning from the kitchen to the second living room with it's rebuilt wood burning fireplace. The kitchen has a custom bi-level granite island and bar. Large windows flood the house with natural light throughout the entire day. The upper floor holds a full bathroom complete with handpicked mahogany, striking dark blue subway tile walls and metallic floors from Diesel Living, and a large soaking tub by Kohler. Each bedroom has views of the Mississippi through the surrounding treetops.

PROPERTY PHOTOS



A gorgeous red MFire cast iron, wood burning stove is central to the living space. The kitchen boasts custom granite countertops, a bar area, Kohler farmhouse sink, a built-in Smeg dishwasher, an induction stove top and Smeg retro refrigerator. New stacked washer & dryer is found in it's own customized wood closet alongside a new HVHC and 80 gallon water heater. The guest house's bathroom contains a luxurious Kohler rainbath and steam spa designed with salvaged black granite. The single-stepped up bedroom is tucked privately away from the entrance. This building can double as a livable artist studio, a workout complex, for family or as a rentable unit. With its concrete floors and soft light, the guest house is a lovely multi-functional and livable space year-round.

ADDITIONAL PROPERTY PHOTOS

The property is accessible from a private drive off Riverview Dr. It comes with a front gate for additional privacy and security. Schedule a private showing today, or come by during the upcoming open house to experience this once in a lifetime property for yourself.

