

Professional Real Estate Auctions By:
Adam's
Auction & Real Estate Services, Inc.
Toll Free: 1-877-566-8751
Adam Jokisch
Mobile (618) 530-8751

For Online Bidding Visit:
www.AdamsAuctions.hibid.com

Online Only Real Estate Auction

3214 Krem Avenue, St. Ann, MO 63074

2BR/1BA HOME
FULL BASEMENT
BONUS ROOM



Bidding Closes: 5PM
Wednesday, May 7, 2025

Viewing: 2:30-4:30PM
Sunday, May 4, 2025

County: St. Louis ♦ **2024 Taxes:** \$2,397

Exemptions: None

Locator Number: 14L-43-0742

Zoning: Single Family

Total Lot Size: 0.16± Ac

Schools: Ritenour Dist. #127 & Ritenour HS

Terms: \$5,000 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

Text ADAMS to 1-800-496-6299 To Be
Notified of ALL of our Upcoming Auctions

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.



3214 Krem Avenue Property Information

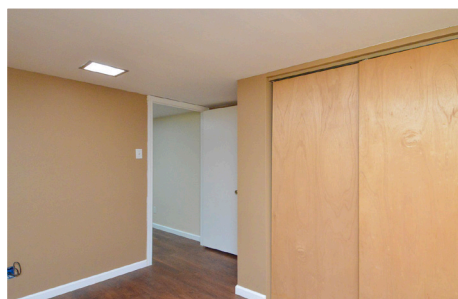
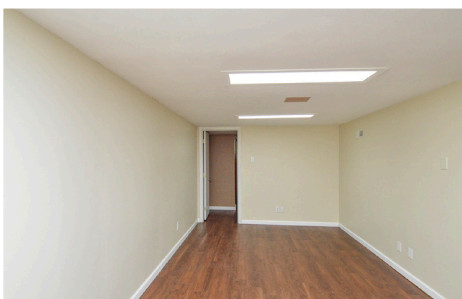
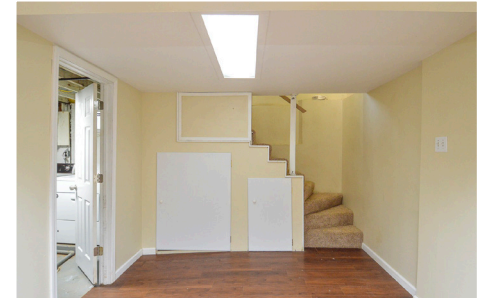
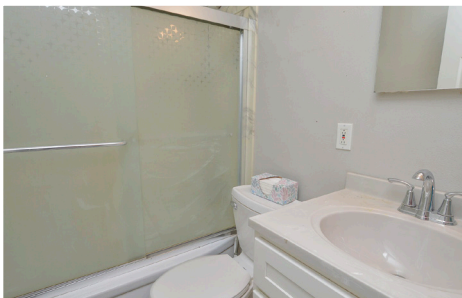
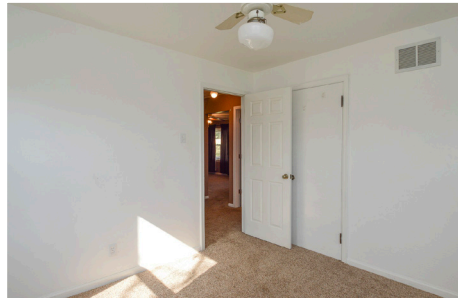
2BR/1BA ~ 1,405± Total Finished SF. ♦ Year Built: 1954 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace ♦ Electric: Circuit Breakers
Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: Full, Partially Finished ~ 555+/- Finished SF.
10' x 10' Garden Shed

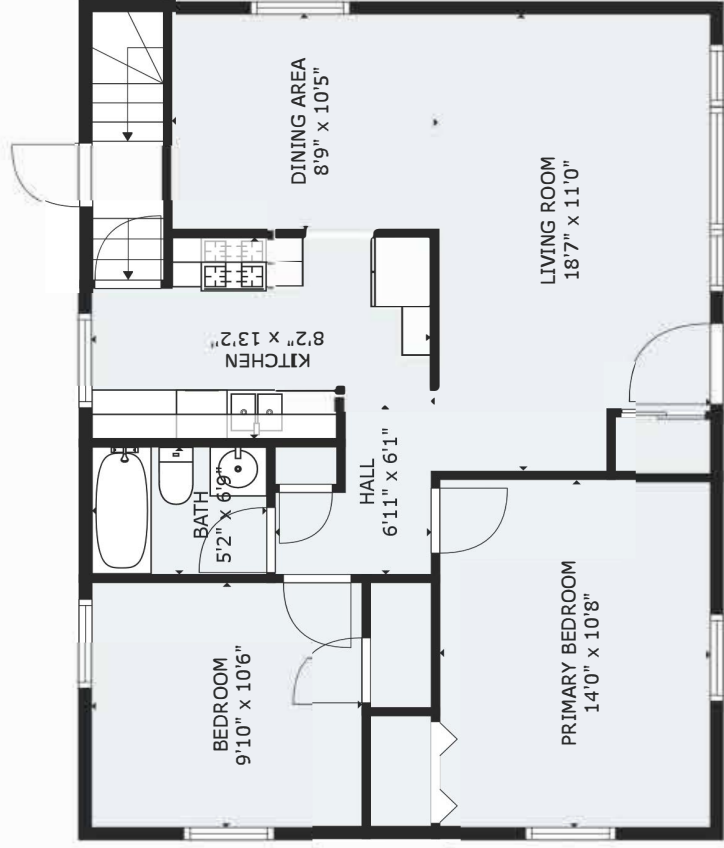


Practically move in ready 2BR/1BA home with a full, partially finished basement in St. Ann, MO! The front entrance opens to the combined living room and dining area. The galley-style kitchen offers updated cabinets with ample cabinet space and includes all appliances. There are two spacious bedrooms off the main hallway which share a full bathroom. The main level features newer carpeting in the bedrooms, hallway and living room/dining area. The partially finished lower level boasts a family room, a bonus room that anyone could use as a third bedroom, and a laundry/utility room complete with washer and dryer. The property has a fully fenced back yard with a paved concrete patio below mature shade trees and 10' x 10' garden shed. Located near parks, schools and just minutes from I-70!



Additional Property Photographs





FLOOR 2

