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Online Only Real Estate Auction  
896 Twin Pines Drive, St. Louis, MO 63122

**4BR/3BA HOME**  
**FULL BASEMENT**  
**ATTACHED 2-CAR GARAGE**



***Bidding Closes: 5:30pm***  
***Thursday, October 23, 2025***

***Viewing 12-2PM***  
***Sunday, October 12, 2025***

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**County:** St. Louis County ♦ **2024 Taxes:** \$5,670

**Exemptions:** None

**Parcel Number:** 22N-13-1583

**Zoning:** Single Family

**Total Lot Size:** 0.31± Ac

**Schools:** Kirkwood R-VII, & Kirkwood 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

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.



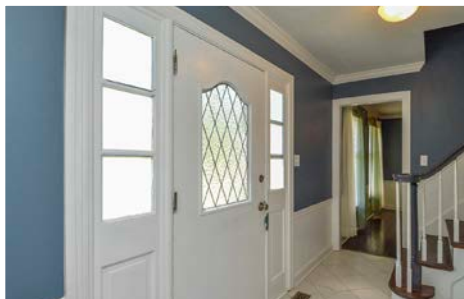


# 896 Twin Pines Drive Property Information

4BR/3BA ~ 2,175± Total Finished SF ♦ Year Built: 1976 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace & Water Heater  
Water & Sewer: Public ♦ Roof: Shingle ♦ Wood Burning Fireplace ♦ Basement: Full, Unfinished ♦ Electric: Circuit Breaker

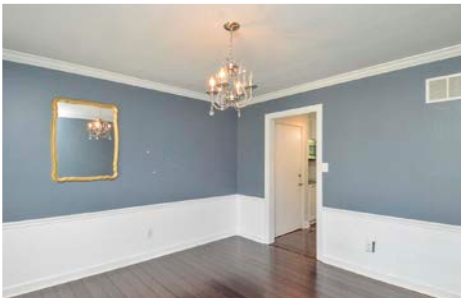
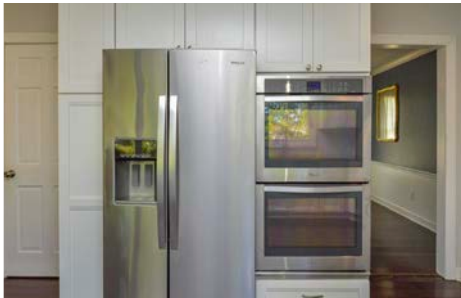


Nestled in the highly sought-after Waterford Place subdivision of Des Peres, this expansive 4BR/3BA residence presents a rare opportunity. From the moment you step into the bright, tiled foyer, with its built-in coat closet and bench, you sense the thoughtful design and potential waiting for you. To the left, a sunlit formal dining room framed by elegant window treatments, while to the right, the living room flows effortlessly into an open-concept kitchen and family room, creating a perfect balance of formality and everyday comfort. The kitchen shines with stainless-steel appliances, custom cabinetry, and polished granite countertops. Beyond, the family room beckons with a wood-burning fireplace embraced by a classic brick mantle and custom bookshelves, while exterior French doors open onto a back deck that invites morning coffee, al fresco dinners, and seamless indoor or outdoor living. Upstairs, four generously sized bedrooms share a well-appointed full bath conveniently located just steps from the laundry room. The primary suite serves as a private retreat, boasting his-and-her walk-in closets and a luxurious three-quarter bath complete with ornate tile flooring and a beautifully tiled shower, offering both elegance and everyday functionality. The full, unfinished basement extends your possibilities with abundant storage, utility hookups, and additional washer and dryer connections, ready to accommodate a home gym, or expanded living quarters. Outside, a spacious corner lot shaded by mature trees enhances curb appeal, and a paved driveway leads to an attached two-car garage, ensuring effortless parking. Perfectly positioned minutes from I-270, West County Center's premier shopping and dining, and within the Kirkwood School District, this home delivers a winning blend of suburban tranquility and urban convenience.





# *Additional Property Photographs*



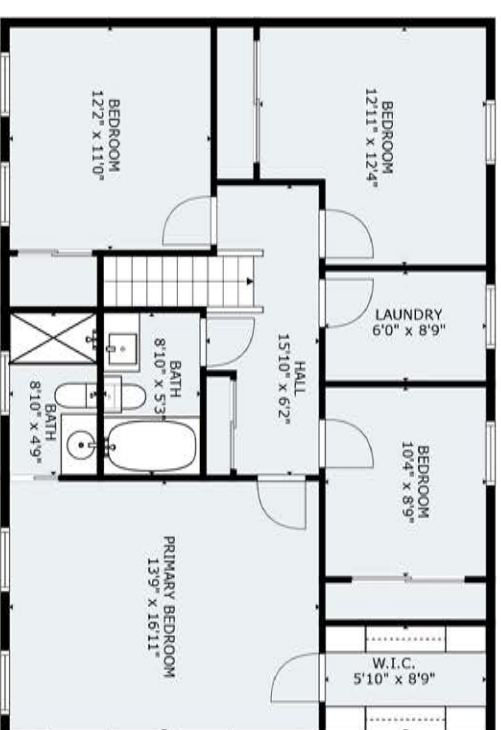


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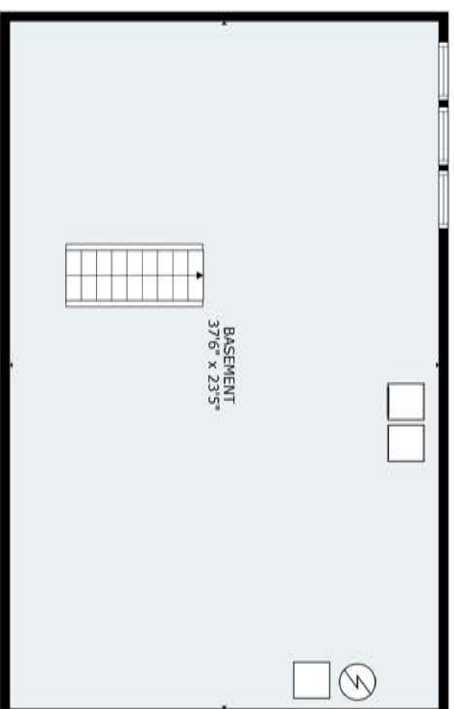




FLOOR 2



FLOOR 3



FLOOR 1

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

