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**Adam's**

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**Online Only Real Estate Auction**  
**1865 Violet Drive, Florissant, MO 63031**

**3BR/1.5BA HOME**

**RECENT UPDATES**

**0.17± ACRES**



***Bidding Closes: 6PM***  
***Wednesday, May 13, 2026***

***Viewing: 12-2PM***  
***Sunday, May 10, 2026***

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

**County:** St. Louis ♦ **2025 Taxes:** \$2,365

**Parcel Number:** 07K-64-0902

**Exemptions:** None

**Zoning:** Single Family

**Total Lot Size:** 0.17± Ac

**Schools:** Walker Elementary & Hazelwood 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



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.

# 1865 Violet Drive Property Information

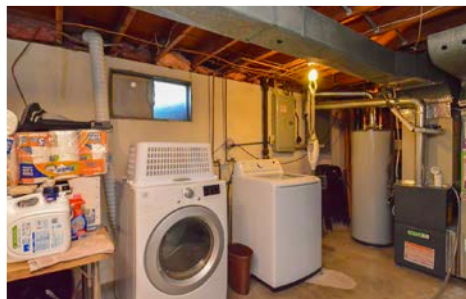
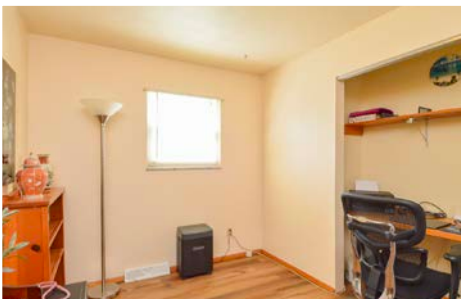
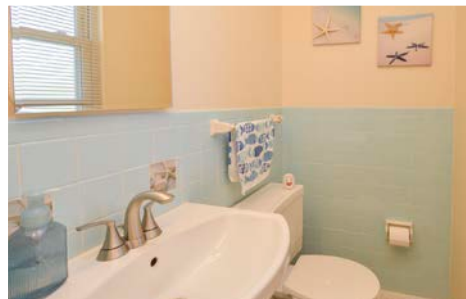
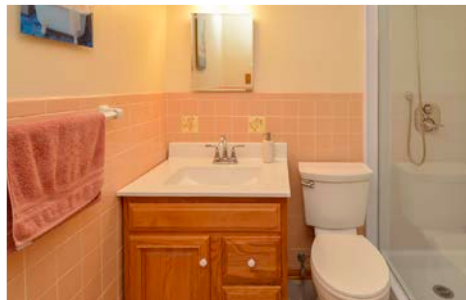
3BR/2.5BA ~ 1,064± Total Finished SF ♦ Year Built: 1961 ♦ Forced Air Heating ♦ Central A/C ♦ Gas Furnace (New in '25)  
Gas Water Heater (New in '25) ♦ Water & Sewer: Public ♦ Roof: Shingle (New in '25) ♦ Basement: Full, Unfinished  
Electric: Circuit Breaker ♦ Poured Concrete Driveway ♦ Gas Powered Generator (New in '25)

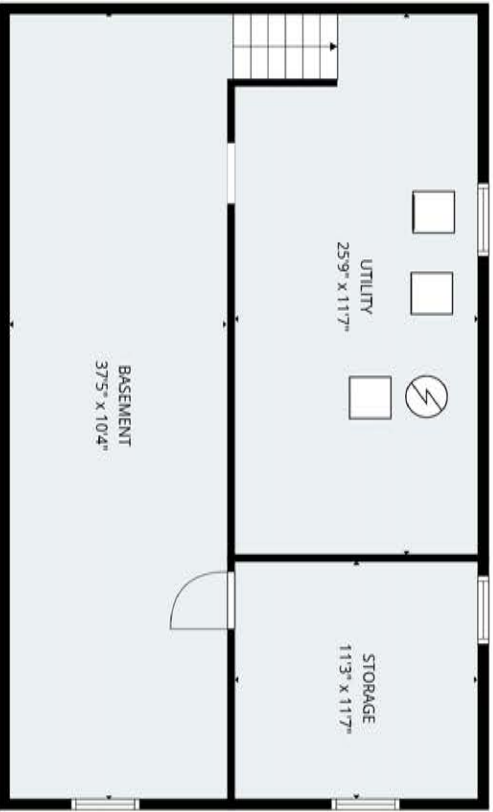


Beautifully maintained and recently updated, this 3-bedroom, 1.5 bathroom home in Florissant, MO offers comfort, functionality, and inviting living spaces both inside and out. Highlighted by an attached single-car garage, full basement, and covered rear patio, this home is move-in ready and designed for everyday ease. The spacious living room is filled with natural light streaming through large front windows, perfectly complementing the durable LVP flooring underfoot. The eat-in kitchen has been recently updated with cabinet refacing, a new countertop, and new flooring, creating a fresh and functional space for cooking and dining. Three bedrooms are conveniently located, including the primary bedroom featuring a private half bath. The remaining bedrooms share a well-appointed three-quarter bathroom, recently remodeled by Bath Fitter, showcasing new flooring, a new sink and vanity, and a beautifully designed walk-in shower with glass doors and custom hardware. The full, unfinished basement provides excellent potential and currently houses all utilities along with washer and dryer hookups, while offering ample space for a workshop, storage, or future finishing. Outside, a concrete driveway leads to the attached single-car garage, and the covered back patio creates the perfect setting for outdoor entertaining. Conveniently located near schools, shopping, and major thoroughfares, this home blends modern updates with everyday convenience.



# Additional Property Photographs





Basement



1st floor

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

