

FOR SALE

**2 Bedroom / 1 Bath House
w/ 2-Car Garage**

**3315 Texas Ave.
St. Louis, MO 63118**

Benton Park West Neighborhood



For Sale – Move-In Ready with Modern Updates!

Located in Benton Park West neighborhood, walking distance to great restaurants, coffee shops, and retail on Historic Cherokee Street.

This 2-bedroom, 1-bath home is designed for versatility and comfort. Second bedroom can easily be converted into a home office or opened up to create a spacious 22-foot-wide living room area.

Luxury plank vinyl flooring in the living areas and bedrooms, paired with a bright kitchen featuring stainless-steel appliances, a 5-burner range, dishwasher, stylish sink and faucet, ceramic tile flooring, and a pantry.

Features:

- Central HVAC and thermal windows.
- Covered concrete porches in the front and back
- Full basement with exterior entrance, washer / dryer hookup, and plenty of storage.
- Detached 2-car garage with openers.
- Level backyard.

List price \$144,700.00

Contact: Chris Bock
314-518-4027
Chris@UnionSTL.com
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