

Bundle Event – Real Estate for Sale at Auction – 3BD/2BA - 3824 Michigan Avenue, Saint Louis, MO

Buyer's Agents Welcome – See Co-op Agreement for complete details!

Open House Saturday, November 8th 10:30AM to Noon.

Bidding Ends Wednesday, November 26th at 10:20AM.

Welcome to the Jefferson/Gravois Streetcar neighborhood—where turn-of-the-century architecture meets modern living. This 3-bed, 2-bath home showcases original pine floors, 10-foot ceilings, stained-glass windows, and a beautifully restored oak front door that nods to its historic roots.

The kitchen stands out with specialty granite, designer lighting, and thoughtful updates throughout. The upstairs bath carries timeless appeal with dual pedestal sinks, 1" hex tile flooring, and full-height tub tile.

Downstairs, the fully finished walkout basement adds versatility with a bedroom (egress window), full bath, family room, and laundry—all finished with durable cork-backed vinyl. Outside, a new deck and large concrete patio lead to a private fenced yard—ideal for weekend cookouts or quiet mornings.

A detached garage with high ceilings, 50-amp sub-panel, EV charger, and electric lift provides the perfect setup for hobbyists or electric vehicle owners. Major system updates include the roof, gutters, plumbing, electric, insulation, and HVAC. Move-in ready and packed with both charm and efficiency.

Bundle Event Auction Terms & Conditions

1. Procedure: Bidding ends Wednesday, November 26, 2025, at 10:20 AM, with a soft close, meaning that a bid in the final minute will extend bidding by 3 minutes.
2. BUYERS PREMIUM: 10% Buyer's Premium will be added to the final bid price to arrive at the contract sales price.
3. ACCEPTANCE OF BID PRICES: Winning bidder will enter into a Contract to Purchase immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction, the winning bidder will be forwarded via email a Contract to Purchase. Trophy Properties and Auction must receive a signed copy of the contract on or before 12:00 NOON, Thursday, November 27, 2025 (hand delivered, faxed, or scanned and emailed). The Seller reserves the right to reject any and all bids. Once accepted, this agreement shall be binding on the parties and their successors and assigns. This agreement is NOT subject to financing, inspections, or other contingencies or delays the closing for such reason.

4. DOWN PAYMENT: 10% of the contract purchase price will be due upon acceptance of the Sales Contract. Business or Personal Checks or Wire Transfer are accepted.

5. BIDDING: Once submitted, a bid cannot be retracted.

6. CLOSING: Closing shall be on or before 3:00 PM., Tuesday, December 30, 2025.

7. POSSESSION: Possession will be given at closing, subject to the remaining rights of the current tenant if any.

8. TITLE: Seller shall furnish the buyer(s) at Seller's expense an Owner's Policy of Title Insurance in the amount of the purchase price and agrees to provide and execute a Special Warranty deed conveying merchantable title to the real estate to the buyer(s).

9. SURVEY: AT SELLERS OPTION, the Seller shall provide a new survey where there is no existing legal description to convey title.

10. REAL ESTATE TAXES: The 2025 Real Estate taxes to be paid by the Seller(s).

11. Under no circumstances shall Bidder have any kind of claim against Trophy Properties and Auction, or anyone else if the Internet service fails to work correctly before or during the auction.

12. The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding. All announcements made day of sale take precedence over prior advertising either written or oral. This property is subject to prior sale.