

# 936 Blackberry Place

4 BEDROOMS · 1.5 BATHS · UNIVERSITY CITY · 63130



**C**lassic mid century ranch brick home in great locale across from Kaufman Park. Offers easy one-level living + open floorplan perfect for entertaining! Living room with vaulted ceiling, hidden soffit lighting flows seamlessly to dining area. Bright family room w/beamed ceiling overlooks fenced backyard w/patio. Convenient breakfast bar connects family room & kitchen. Warm kitchen has some stainless appliances, huge pantry & breakfast area. Main floor laundry makes chores easier complete w/ new washer/dryer (2017). Four bedrooms including master, all w/ generous closets. Fourth bedroom w/fireplace makes great office/den. Freshly renovated main bathroom + another 1/2 bath. Coat closet & lots of storage thru-out. Well-maintained w/fresh paint, newer concrete walkway, driveway, & patio, new HVAC (2011) & roof (2012). Attached 1 car garage + driveway for plenty of visitors. Home perfect for those w/mobility challenges! Minutes to the loop, airport, downtown Clayton & I-170.



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**DAWN GRIFFIN**  
GROUP

## SPECIAL FEATURES

- Large vaulted ceiling living room with hidden soffit lighting, neutral paint, and fireplace.
- Nice floorplan for entertaining with dining room flowing directly to bright rear family room that has pass-through to kitchen.
- Stainless dishwasher and refrigerator less than 2 years old.
- Main level laundry for added convenience. Washer/Dryer less than 1 year old and stay with the home.
- Fourth bedroom with fireplace makes a great office/den.
- Freshly painted interior and freshly renovated main bathroom.
- Attached 1 car garage with storage shelves.
- Slab construction excellent for those seeking single level without steps; Perfect for those with mobility challenges! No basement to get wet!
- Newer HVAC (2011) and architectural grade roof (2012).
- Newer concrete walkway, patio, and driveway. Driveway is 11 feet wide to accommodate wheelchair entry.
- Full brick/masonry construction midcentury ranch on fenced level lot directly across from Kaufman Park. Enjoy playgrounds, trails, Green Center, and 4 newly renovated tennis courts.
- Excellent central St. Louis County location: Just minutes to the U. City Loop, St. Louis Lambert Airport, downtown Clayton and Interstate 170.



**UTILITY  
AVERAGES**  
**\$302/MONTH**

ELECTRIC	\$109
GAS	\$95
WATER	\$35
SEWER	\$49
TRASH	\$14

TOTAL AVERAGE PER MONTH BASED ON  
CURRENT OWNERS USAGE HABITS.  
NOT GUARANTEED NOR WARRANTED.

