

# 8305 Knollwood

3 BEDROOMS · 2 BATHS · BEL-NOR · 63121



**C**OMPLETELY REHABBED HOME IN BEAUTIFUL BEL-NOR. Neat & tidy curb appeal. Enter through charming front door w/ stained glass into a light-filled living room with gleaming hardwoods. Attached sun porch is cozy spot to read or have plants. Formal dining room flows to updated kitchen w/stainless appliances & granite counters. Huge family room provides perfect hang-out space. Open staircase leads to large master bedroom w/double closets including walk-in cedar closet! Double doors lead to another large upper bedroom. Full bathroom w/nice tile completes this floor. Fully finished walk-out basement has bedroom, full bathroom, & nice laundry room. New 90% high efficiency furnace & new 200 amp electrical panel w/upgraded electric wiring. New architectural shingle roof 2013. Deck & patio for outdoor relaxing or entertaining. Detached 2 car garage. Great personal residence or income property (proximity to UMSL). Easy commute w/quick access to 170 & 70. Bright, well-maintained, & move-in ready!



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*Dawn Griffin*  
GROUP

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REALTY LEADERS

## SPECIAL FEATURES

- Updated kitchen with stainless appliances and granite counters.
- Large family room addition and cozy sun porch.
- Finished walk-out basement has bedroom, full bath, and laundry room.
- Detached 2 car garage and long driveway—plenty for visitors.
- Close highway access, next to 170 and 70, 12 minute commute to Clayton or University City.
- Walking distance to UMSL and to St. Vincent's Community Center and water park/tennis courts.
- New architectural shingles roof in 2013.
- Outdoor dining terrace + new deck, great for entertaining.
- Well maintained, updated home, with great curb appeal.



### UTILITY AVERAGES

\$302/MONTH

ELECTRIC	\$135
GAS	\$
WATER	\$19
SEWER	\$37
TRASH	\$22

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

