

For Sale



11875 Hidden Lake Dr, St Louis 63138

Municipality: Unincorporated Area: Hazelwood East / Hidden Lake Park Subdivision

Price: \$115,000

Current rent:	\$1200	Bedrooms:	4 (3 main floor and 1 in lower level)
Market rent potential	\$1350-	Baths:	3 full (2 main floor, 1 lower level)
	\$1500	Basement:	Finished, full, daylight
Lease Expires Aprx	10/15/21	Square feet:	1708

The owner has owned the property for over 15 years and is retiring. Tenants have rented for about 3 years. This home would make a great long-term rental or flip for a retail sale. See interior photos on the following pages. This home has a very large lower level, complete with fireplace, and has lots of potential.

Tenant background: They are current on rent. The wife is expecting a baby any day so the seller extended their lease by 6 months so tenants wouldn't have to move with a newborn. Husband is in the police academy and plans to graduate in June. At the end of their lease, they plan to buy a home unless the new owner would like to extend the lease.

<u>MLS</u>	<u>Status</u>	<u>Date</u>	<u>Address</u>	<u>Price</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq Ft</u>
20068885	Pending	3/23/2021	11900 Lakecrest Lane	\$130,000	2	2	1,396
20074682	Sold	12/30/2020	1812 Roseview Lane	\$109,500	5	3	1,770
20026696	Sold	8/14/2020	1906 Lakemont	\$132,700	3	2	1,360
20065058	Sold	10/19/2020	11833 Hidden Lake	\$138,900	3	2	1,424
20023193	Sold	5/29/2020	1852 Lakeheights	\$149,000	3	2	1,360
21002647	Sold	3/2/2021	11912 Hidden Lake	\$150,000	3	2.5	1,702
20060176	Sold	9/25/2020	1754 Parktree Lane	\$161,900	4	2	1,620



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Brick home with 2 car attached garage.



Large living room



The living room opens to the dining area on the left.



Front living room windows.

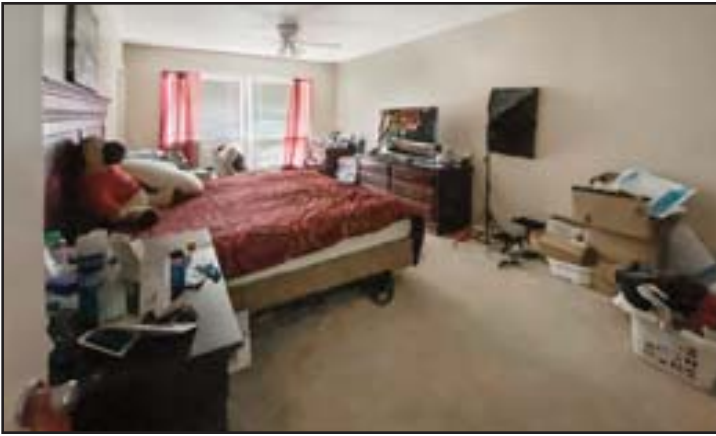


Dining area has nice view of the backyard and an open staircase on the right to the lower level.



Another view of the dining area and stairs to the lower level.





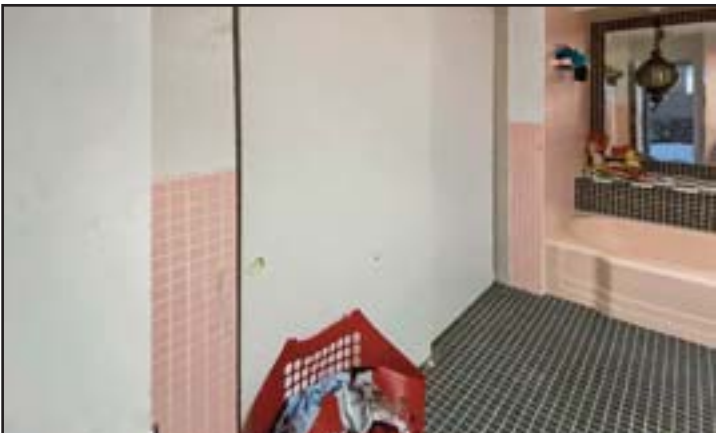
Master bedroom has a masterbath with shower.



Close-ups of the shower in the master.



These are the other two large bedrooms on the main floor.



The second full bathroom on the main level has a very large closet, shown on the left.



Lots of finished space in the lower level that is ready for an update.



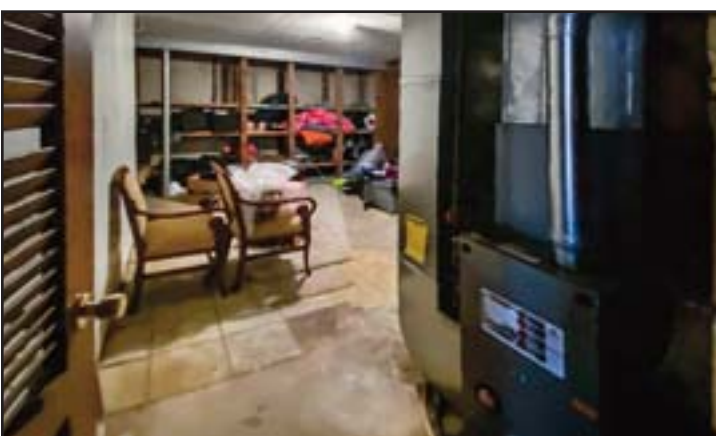
Lower level family room with full brick fireplace.



Lower full bath.



The 4th bedroom in the lower level with an egress window.



Storage area in lower level.





Storage area in lower level.



Utility room



This information in this report has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to confirm independently its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the properties to determine to your satisfaction the suitability of the properties for your needs.



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