4496Maryland2F.com

Central West End• 63108

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Circa 1901: Great CWE location -walk to the heart of Maryland & Euclid! 2 bedrooms/1.5 baths 2nd floor condo. Lots of updates: move in ready. Let's talk about the updates - ac/heat 2019, s/s fridge 2018, light fixtures. Highlights: gorgeous hardwood floors in great room, granite countertops, wood burning fireplace, custom bookshelf, washer & dryer in unit (to stay), crown molding throughout, great view of Taylor Park, tons of natural light, updated bathrooms. Master bedroom has 2 closets. Main bathroom is very large w/ lots of great space for storage. Fees cover water, sewer & trash so you have electric & internet. Back to location - walk score of 83! Walk to restaurants/bars/coffee; World Chess Hall of Fame, Library, Whole Foods & Straubs,Chase movie theater, services (banking, hair, clothes, etc...). Quick to Forest Park & all that has to offer and Midtown entertainment district. There is a gated parking lot w/ 1 designated spot but ample street parking being on a corner.

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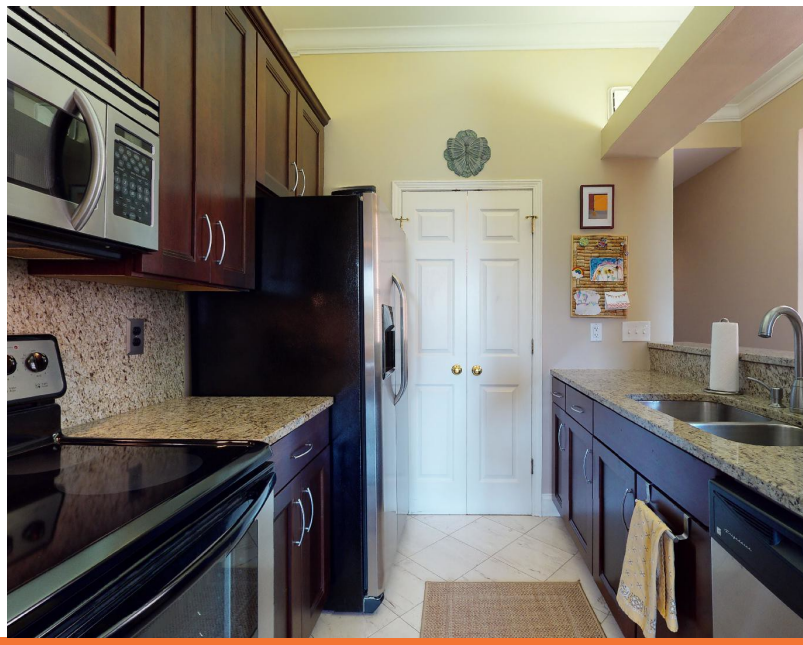
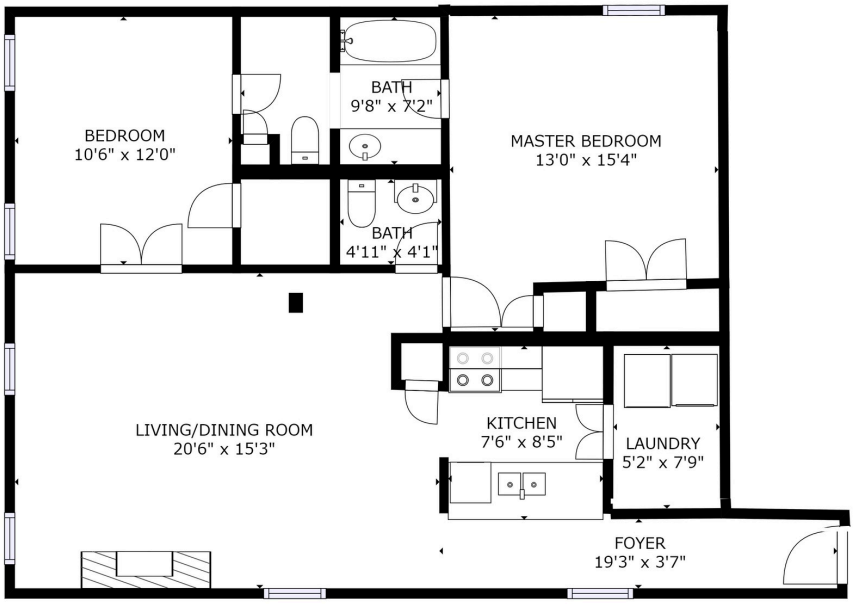
2 BEDROOMS	973 APPROX SQ FT	1-car ASSIGNED SPOT
1.5 BATHROOMS	$2,947 ANNUAL RE TAXES	

CALL FOR PRICING OR A PRIVATE SHOWING!





SPECIAL FEATURES OF THIS HOME

- ✔ Expand your horizons with the World Chess Hall of Fame and the Schlafly Public Library nearby.
- ✔ Great space in the main bathroom - create new storage or enjoy the space
- ✔ Gorgeous hardwood floor color - really makes it stand out
- ✔ If you haven't enjoyed Taylor Park (which you can see out the back windows), go there right now.
- ✔ It might be hot now but enjoy a fire during the winter months
- ✔ Less than 2 miles away is the Grand Center Art District - enjoy the experience
- ✔ No going to a basement or laundry mat. In-unit laundry is the only way to go
- ✔ Wallet Saver - guess what you don't have to purchase - fridge, washer or dryer
- ✔ Forest Park is one of the top parks in the world - enjoy all there is to offer
- ✔ Its the crown molding and tons of natural light that I love here
- ✔ Being a corner building means your friends don't have to park 5 buildings away
- ✔ Wallet Saver - hvac replaced in 2019
- ✔ Nowhere else in the area can you walk to Whole Foods and a Straubs

FLOORPLAN SKETCH DISCLAIMER: This floor plan sketch/illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. This was not drawn by a professional architect and cannot be a substitute for architectural drawings. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own sources prior to purchasing or writing an offer to purchase. Not for use with appraisal/assessment.

UTILITY AVERAGES DISCLAIMER: Total average per month based on current owner's usage habits; not guaranteed nor warranted.