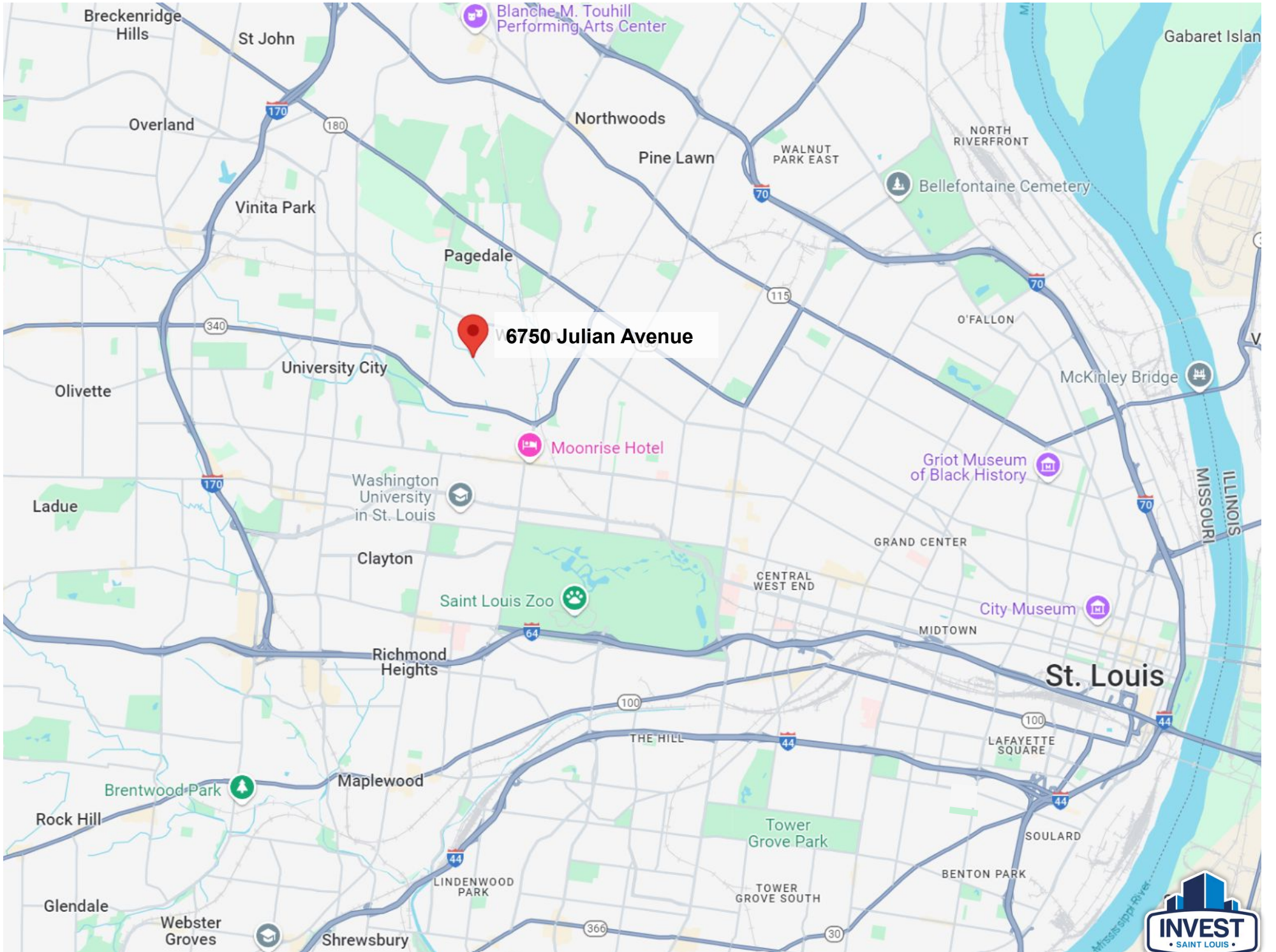




6750 Julian Ave, St. Louis, MO 63130

Renovated & Move-In Ready University City Home Now Available





6750 Julian Avenue



Property Overview:

Beautifully Renovated U City Home: Nestled on a quiet street in University City, this move-in-ready home offers a perfect blend of modern updates and classic charm, surrounded by friendly neighbors and close to the U City Loop, Forest Park, and Downtown Clayton.

Modern Kitchen & Stylish Updates: The kitchen shines with quartz countertops, all-new stainless steel appliances, a new garbage disposal, updated cabinet hardware, and a fresh backsplash. The bathroom has been completely remodeled with a modern finish.

Smart Home Convenience: Stay connected with WiFi-controlled locks, thermostat, and alarm, adding seamless technology to your daily routine.

Added Living Space Potential: A semi-finished, dry basement provides the potential to expand your living area.

Furnished Option Available: Option to purchase fully furnished, for primary living or would be a great option for a turn-key furnished rental. Inquire for pricing and included furnishings.

A Virtual Tour is Available of the Home: <https://bit.ly/6750-Julian>



Property Overview:

Extensive Upgrades Include:

- Updated kitchen with quartz countertops, all-new stainless steel appliances, a new garbage disposal, and a fresh backsplash. New washer and dryer included.
- The updated bathroom features a new tub surround, vanity, flooring, lighting, and shower kit.
- New windows, 2” blinds were installed on the main level, along with fresh landscaping and a new garage door.
- Home includes a new furnace, flue pipe and return, with a 3-year-old condenser.
- Fresh paint throughout the main level, the basement, the exterior, and the garage.
- Refinished hardwood floors, all-new lighting, fans.
- There is a new exterior side door, front screen door, and updated door hardware.
- The roof is approximately 3 years old, the sewer lateral has been replaced.
- WiFi-controlled smart locks, thermostat, and alarm.
- All of the furnishings to be a fully functional medium term rental are available at an additional cost. Please inquire for specifics about what is included along with pricing.

Flood Zone & Insurance Details: This property is located in a flood zone with an annual flood insurance cost of \$1,299. The home has never flooded.



Similar-Sized Homes Sold Nearby:

Address	Bed / Bath Breakdown	Building Size (Square Feet)	Lot Size (Square Feet)	Sale Price	Price Per Square Foot	Sold Date
7612 Lynn Ave	3 Beds, 1 Bath	1,104	5,449	\$200,000	\$181.16	September 2024
8008 Milan Ave	3 Beds, 2 Baths	1,120	5,393	\$208,150	\$185.85	March 2024
8014 Malibou Ct	3 Beds, 2 Baths	1,134	10,350	\$212,000	\$186.95	June 2024
1514 Westmont Pl	2 Beds, 2 Baths	898	5,776	\$215,000	\$239.42	April 2024
6763 Chamberlain Ave	3 Beds, 1 Bath	1,242	5,680	\$220,000	\$177.13	July 2024
1079 Groby Rd	3 Beds, 2 Baths	1,241	7,200	\$220,000	\$177.28	March 2024
7739 How Ave	3 Beds, 1 Bath	1,056	4,400	\$221,824	\$210.06	March 2024
Averages:	N/A	1,114	6,321	\$213,853.43	\$193.98	N/A

3 Bedroom, 1 Bathroom House Rentals Nearby:



6750 Julian Avenue St. Louis, MO

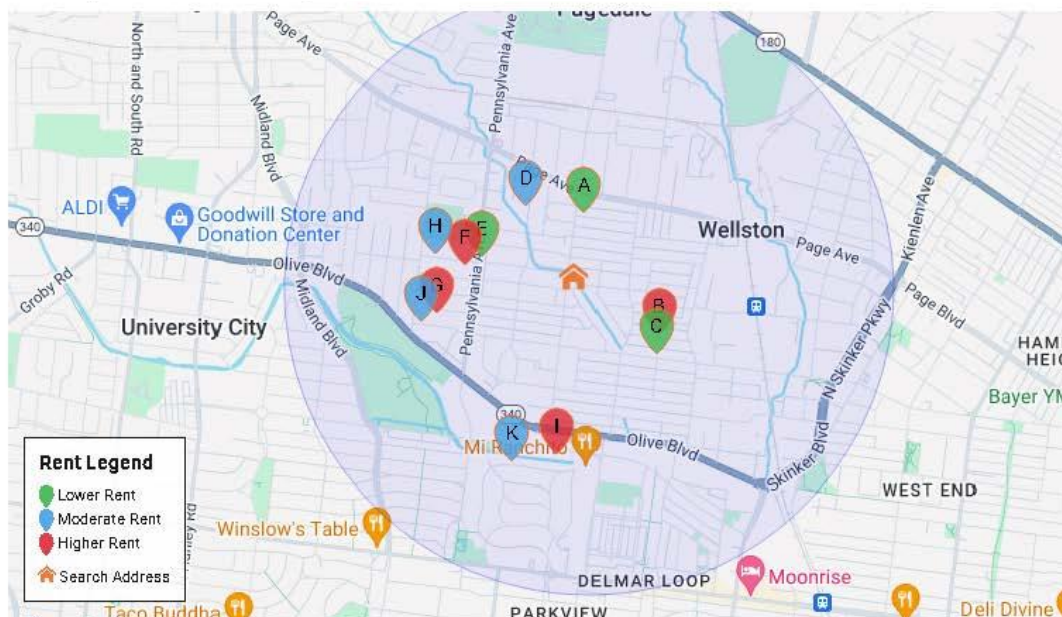
Results based on 11, 3-bedroom, single bath House rentals seen within 12 months in a 1.00 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,540 $\pm 4\%$	\$1,565	\$1,412	\$1,668

Summary Statistics

Sample Size	11
Sample Min	\$1,195
Sample Max	\$1,800
Sample Median	\$1,565
Sample Mean	\$1,540
Sample Standard Deviation	\$190
25th – 75th Percentile	\$1,412 – 1,668
10th – 90th Percentile	\$1,297 – 1,783
5th – 95th Percentile	\$1,228 – 1,852



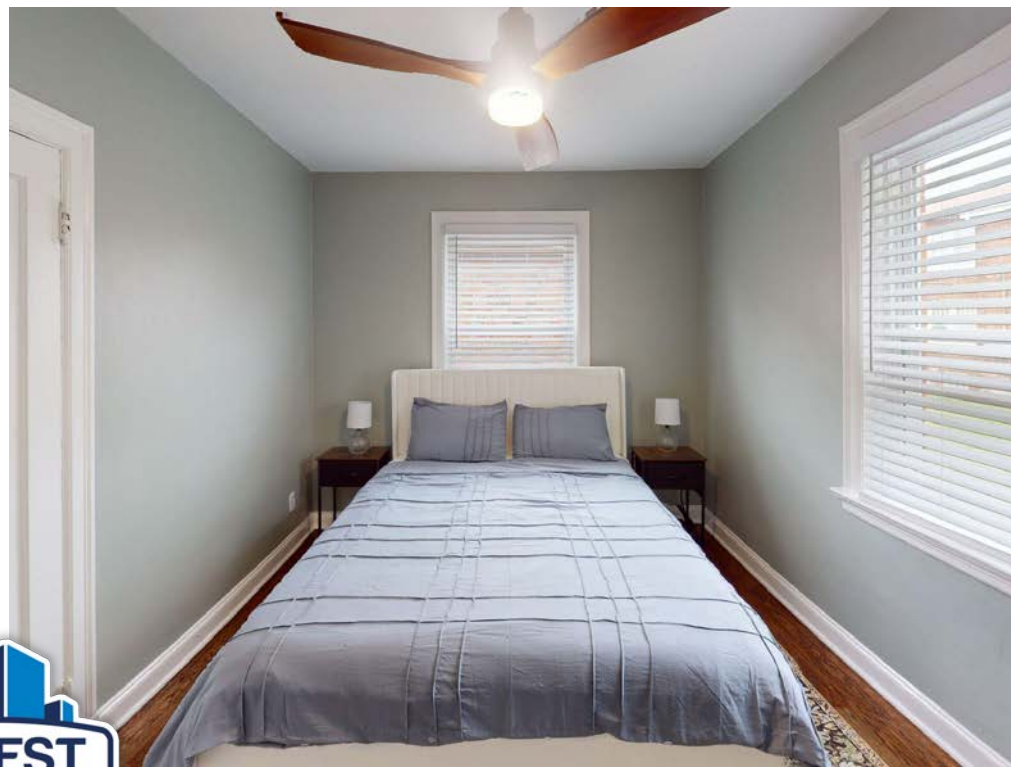
Nearby 3 Bedroom, 1 Bathroom House Rentals:

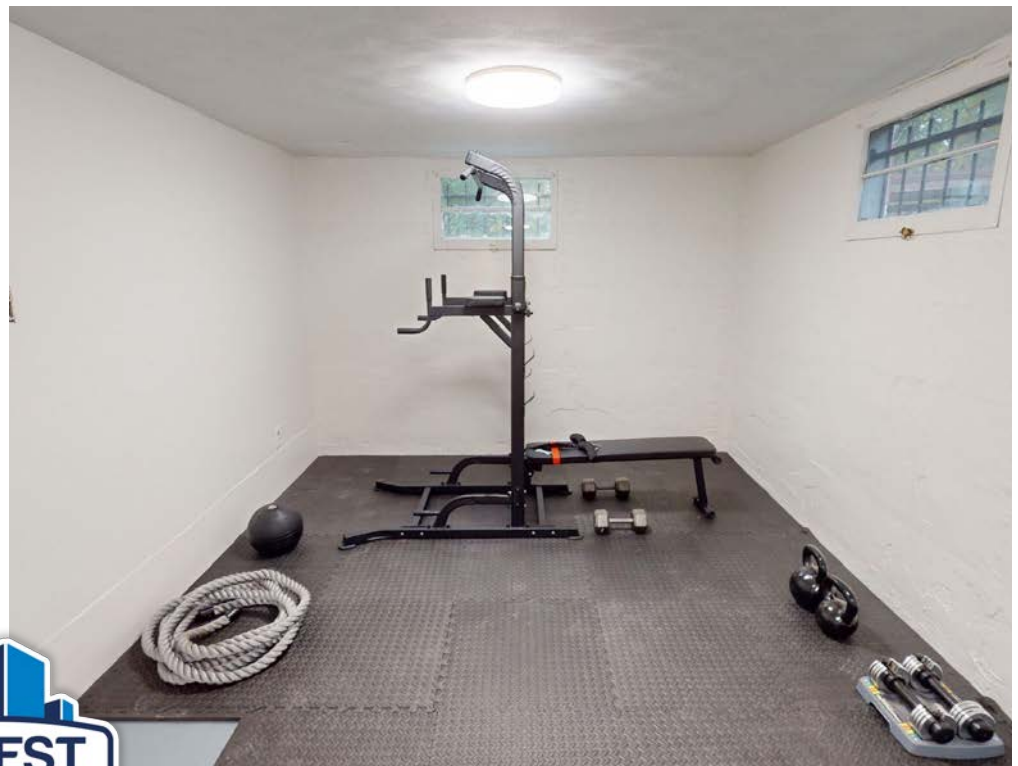
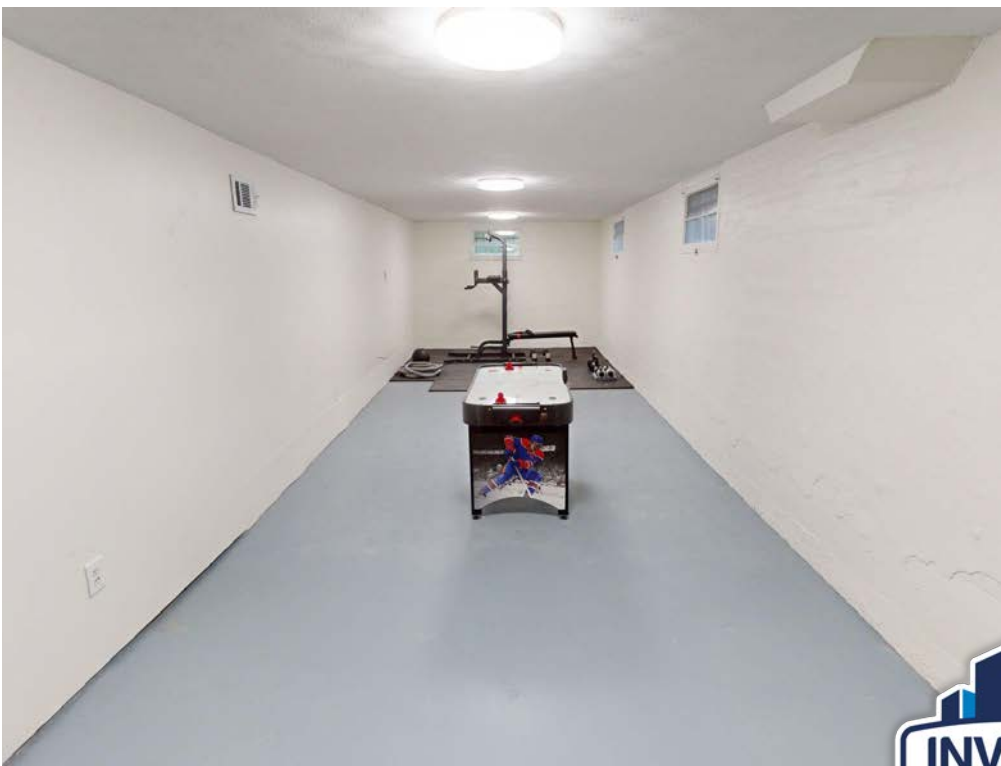
Address	Bed / Bath Breakdown	Unit Square Footage	Rent Price
6533 Corbitt Avenue, 63130	3 Beds, 1 Bath	1,242	\$1,700
1269 Purcell Avenue, 63133	3 Beds, 1 Bath	915	\$1,565
7012 Melrose Avenue, 63130	3 Beds, 1 Bath	1,213	\$1,800
7042 Corbitt Avenue, 63130	3 Beds, 1 Bath	1,060	\$1,675
6754 Vernon Avenue, 63130	3 Beds, 1 Bath	1,180	\$1,700
6967 Dartmouth Avenue, 63130	3 Beds, 1 Bath	925	\$1,600















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Invest St. Louis is a licensed real estate brokerage in the state of Missouri.

Disclaimer:

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

6750 Julian Avenue

Renovated & Move-In Ready University City Home

Priced at

\$169,900

**The seller is a licensed real estate broker
in the state of Missouri.**

Contact:



Jordan Schoen

Broker

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Jordan@InvestSTL.com