

3 Fairfax Dr — Saint Peters, MO 63376

For Sale by Owner | Ranch Home | Sold As-Is

\$399,000

Property Overview

PRICE	\$399,000	ADDRESS	3 Fairfax Dr, Saint Peters, MO 63376
BEDROOMS	3	BATHROOMS	3
STYLE	Ranch	SQUARE FOOTAGE	1,728 sq ft
YEAR BUILT	1993	LOT SIZE	0.28 acres
GARAGE	2-car attached	BASEMENT	Finished
SCHOOL DISTRICT	Francis Howell R-III	ANNUAL PROPERTY TAX (2025)	\$4,578 (buyer to verify)

Description

3 Fairfax Dr is a spacious 3-bedroom, 3-bathroom ranch home in an established Saint Peters neighborhood. Built in 1993, this 1,728-square-foot home sits on a 0.28-acre lot with a fenced backyard that backs to woods for added privacy.

The main level features hardwood flooring throughout the living areas, a vaulted great room with a gas fireplace and built-in bookcases, and a kitchen open to the great room with a breakfast bar and updated cabinetry. A formal dining room and main-floor laundry round out the main level, along with a primary suite offering double closets and an oversized vanity.

The finished lower level adds a large family room, a full bathroom, a flexible finished room suited for an office or craft space, and a utility room. Outside there is a covered patio with a ceiling fan, a storage shed, and a fully fenced yard.

The home is being sold as-is and priced to reflect that — a strong opportunity for a family looking to add their own touches or an investor seeking a solid ranch layout with room to add value.

Interior Highlights

- Vaulted great room with gas fireplace and built-in bookcases
- Hardwood flooring on main level; ceramic tile in kitchen and baths
- Kitchen with updated cabinetry and breakfast bar; formal dining room
- Primary suite with double closets and oversized vanity
- Main-floor laundry off the garage
- Finished lower level: family room, full bath, flex/office room, utility room

- Covered patio with ceiling fan, storage shed, fenced yard backing to woods
- Central vacuum system

Recent Updates

- Furnace replaced — 2025
- Air conditioner replaced — 2025
- Hot water heater replaced — within the last 5 years

Seller Disclosures

In the interest of full transparency, the seller discloses the following:

In 2025, minor water intrusion was identified in the basement of the main living area, caused by three vertical hairline cracks in the west basement wall. The affected finished wall was opened up and the cracks were professionally repaired, and professional moisture mitigation was completed at that time.

The damaged wall was removed up to two feet above the floor in the areas that had been wet, and all affected carpet, padding, and tack board in that area were removed and replaced. The main living area was subsequently repainted, and carpet was replaced both in that area and on the stairs leading to the main living area.

This home is being sold as-is. Buyers are encouraged to conduct their own independent inspection as part of the offer process. A full seller's disclosure statement is available upon request.

What's Included

- Range/oven
- Dishwasher
- Microwave
- Garbage disposal
- Washer and dryer

Confirm whether a refrigerator is included — not listed in public records.

Schedule a Walkthrough

Private walkthroughs are available by appointment between Sunday, August 9 and Saturday, August 15. Contact Phil Schrieber to schedule a time.

How to Submit an Offer

All offers must be submitted in writing to philschrieber@gmail.com by Monday, August 17 at 5:00 PM. Offers will be reviewed together on that day.

Every written offer must include:

- Proposed purchase price and earnest money deposit (typically 1-2%, held in escrow at a local title company)

- A current mortgage pre-approval letter, or proof of funds/bank statement for cash offers (unverified offers will not be reviewed)
- Proposed closing and possession date (target: 14-30 days)
- Any requested contingencies, clearly detailed (inspection period length, financing, appraisal, or sale of buyer's current home)
- Whether the buyer is working with an agent, and the requested commission percentage (if any)

Closing will be handled through a title company (to be determined); earnest money is held in escrow upon contract acceptance. No buyer's agent commission is being offered at this time, though the seller is open to reviewing commission proposals as part of any offer.

Contact

Phil Schrieber • 630-701-8441 • philschrieber@gmail.com

For Sale By Owner. Sold as-is. Information deemed reliable but not guaranteed; buyer to verify all details independently.