

Presenting
6349 MURDOCH AVENUE
St. Louis Hills, Missouri









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Property Client Full

6349 Murdoch Avenue, St Louis, Missouri 63109

MLS#: [26065358](#)
Status: **Coming Soon**

Prop Type: **Residential**
Sub Type: **Single Family Residence**

Current Price: **\$595,000**
DOM: **0**



Style: **Other, Traditional**
Beds/Baths: **3/3**
Full Baths: **2**
Yr Built/Est. Age: **1940/86**
Half Baths: **1**
New Const: **No**
Unit Location:
Sct/Twn: **ST LOUIS CITY**
Levels: **Two**
Lot Size: **.105 ac**
Sqft Total:
Sqft Above: **1,752 (Public Recor**
Sqft Below: **552**
SqftAbv/PSF: **1,752/\$339.61**
Prk: **2**
Schl District: **St. Louis City**
Elem School: **Buder Elem.**
J High School: **Long Middle Community Ed. Center**
High School: **Roosevelt High**
Area: **3 - South City**

Rooms

Total Rooms	Bedrooms	Full Bathrooms	Half Bathrooms
Rooms Total: 8	Main Beds: 0	Main Bathrooms: 0	Main Bathrooms: 1
M & U Bedrooms: 3	Up Beds: 3	Up Bths: 1	Up Bths: 0
M & U Bathrooms: 2	Low Beds: 0	Low Bths: 1	Lw Bths: 0

Features

Fireplace YN: **Yes/1**
Fireplace Feat: **Decorative, Living Room**
Appliances: **Cooktop-Gas, Dishwasher, Dryer, Exhaust Fan, Freezer, Ice Maker, Microwave, Oven, Oven-Double, Oven-Gas, Range, Refrigerator, Washer, Water Heater - Gas**
Laundry: **In Basement, Laundry Room**
Flooring: **Hardwood, Marble**
Basement: **Yes, Bathroom, Finished-Partially, Full, Storage Space, Sump Pump**
Fire Tag Rq:
Window Feat: **Double Pane Windows, Screens, Stained Glass, S**

Additional Features

Lot Features: **Back Yard, Landscaped**
Property Cond:
Parking: **2/Alley Access, Garage, Parking Pad**
Garage: **Yes/1**
Construction: **Attic/Crawl Hatchway(s) Insulated, Brick, Stone**
Roof: **Architectural Shingle**
Attached Garage:
Carport: **No**
Foundation: **Stone**
Pool:
Disclosures: **Pool: No - Private: - Features: Agent Owned, See Seller's Disclosure**

Systems & Utilities

Cooling: **Central Air**
Heating: **Forced Air**
Other Equip:
Sewer: **Public Sewer**
Water: **Public**
Utilities: **Electricity Connected, Natural Gas Connected**

Public Remarks

There's something magical about St. Louis Hills. The tree-lined streets, timeless architecture, neighborhood traditions, and the unmistakable sense of community make it a place people fall in love with. And just one block from Francis Park, 6349 Murdoch Avenue captures everything that makes this neighborhood so special. From the moment you step inside, you're greeted by a gorgeous spiral staircase, graceful archways, coved ceilings, and beautiful wood floors. Upstairs, a stunning original stained-glass window adds another beautiful touch of historic charm. These original architectural details give the home so much character, while thoughtful updates bring all the comforts of modern living. Completely turnkey and beautifully maintained, this home features a spacious kitchen with abundant cabinetry and counter space, a brand-new Bosch dishwasher, and a double oven. Updated bathrooms, new wood windows, and flexible living spaces make everyday life as comfortable as it is beautiful. Upstairs, you'll find three bedrooms, including a third bedroom with an adjoining bonus room that's perfect for a home office, additional sleeping space, or whatever fits your lifestyle. The finished lower level offers even more room to spread out, along with beautiful under stair storage, an additional full bathroom and a beautifully finished laundry room complete with granite countertops and custom cabinetry. Outside, gorgeous landscaping and an impressive new retaining wall create beautiful curb appeal, while a garage and additional parking pad offer everyday convenience. But what truly makes this location special is everything waiting just outside your front door. Morning walks through Francis Park, evenings enjoying the neighborhood, and the excitement of Halloween and Christmas when St. Louis Hills comes alive with traditions like the beloved Candy Cane Lane just down the street. It's a neighborhood where memories are made and traditions are treasured. **Schedule your showing and discover the magic of St. Louis Hills. Welcome home to 6349 Murdoch Avenue. **

Association Information

HOA YN: **No**
Assoc Fee:
Fee Freq:

Legal/Taxes

Parcel ID: [6216-00-0320-0](#)
Ownership: **Private**
Taxes: **\$7,498.00**
Builder Name:
Tax Year: **2025**
Prop Asd Cty Tx:



NEIGHBORHOOD GUIDE

St. Louis Hills

St. Louis, Missouri • 63109

Presented by Cortney McKenna Real Estate

There's something magical about St. Louis Hills. From beautiful tree-lined streets and timeless brick homes to cherished traditions, this neighborhood captures the best of St. Louis living. With Francis Park at its heart, it's a place where community comes to life.

60+

ACRES OF FRANCIS PARK

1930s

NEIGHBORHOOD ROOTS

year-round

COMMUNITY TRADITIONS

LOCATION HIGHLIGHTS

● Francis Park

Walking paths, playgrounds, courts, lily pond and green space at the heart of the neighborhood.

● Community Events

Grub & Groove, Art in the Park, Run for the Hills, and Tour de Francis Park bring neighbors together.

● Beautiful Architecture

Classic brick homes, Tudor details, stained glass and mature tree-lined streets greet you.

● Nearby Destinations

Forest Park and the Zoo, shopping, restaurants and city attractions within easy reach.

● Candy Cane Lane

Murdoch Avenue lights up each December with one of St. Louis' favorite holiday traditions.

● Local Favorites

LeGrand's Market, Ted Drewes and nearby Macklind and Hampton dining and shops.

● Central Location

Convenient access to I-44, I-64, Clayton, downtown and Forest Park.

● Neighborhood Pride

Well-kept homes, community involvement and traditions shared across generations.

WHAT MAKES THIS NEIGHBORHOOD SPECIAL

Community

Friendly neighbors and shared pride create a true sense of belonging.

Traditions

Candy Cane Lane and annual events make memories for generations.

Park Living

Walkes, festivals, and recreation make Francis Park a daily destination.

Timeless Charm

Historic brick homes and tree-lined streets never go out of style.

Cortney McKenna Real Estate



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cortney.mckenna



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Local Favorites

- **Ted Drewe's Frozen Custard**
- **Francis Park**
- **LeGrand's Market**
- **Chilanguita Mexican Kitchen**
- **Donut Drive In**
- **Lindenwood Park**
- **Rockwell Beer Garden**
- **La Catrina**
- **Russell's on Macklind**
- **Pietro's**





GLADYS MANION
REAL ESTATE

90 Years
1936 - 2026

6349 Murdoch Avenue

St. Louis Hills | Timeless Character. Thoughtful Updates.

Original Architectural Charm

- Beautiful coved ceilings and graceful archways
- Striking spiral staircase
- Gorgeous original stained-glass window
- Hardwood floors on the main and upper levels
- Beautifully preserved original wood trim throughout
- Original interior doors and doorknobs, preserving the home's timeless character and craftsmanship

Kitchen & Main Level

- Custom kitchen cabinetry
- Granite countertops with generous counter and preparation space
- New double oven and Bosch dishwasher
- Beautifully updated powder room with marble flooring
- New sliding glass door leading to the backyard

Upper Level

- Three bedrooms with beautiful hardwood floors and original woodwork
- Additional flexible room adjoining the third bedroom, ideal for a home office, nursery, or bonus space
- Stunning original stained-glass window
- New wood bathroom vanity

Finished Lower Level

- Additional finished living and entertaining space
- Full bathroom with walk-in shower
- Dedicated laundry room featuring custom shelving and granite countertops
- Flexible space for a family room, playroom, or recreation area



GLADYS MANION
REAL ESTATE

90 Years
1936 - 2026

6349 Murdoch Avenue

Exterior & Outdoor Features

- Newly constructed retaining wall
- Beautifully refreshed landscaping
- One-car garage
- Additional off-street parking pad
- Just one block from Francis Park

Recent Improvements & Updates

- New windows featuring energy-efficient double-pane Low-E glass with argon gas, rich Colonial Cherry wood-look interiors, and convenient tilt-in functionality and transferable warranty
- New sliding glass patio door with coordinating wood-look interior and oil-rubbed bronze hardware
- New retaining wall and refreshed landscaping
- Plaster repairs and fresh interior paint throughout
- Updated main-level powder room with marble flooring
- New double oven
- New Bosch Dishwasher
- Updated bathroom finishes
- Kitchen tile
- Upstairs bathroom regROUT with transferable warranty

Additional Features

- Vivint Home Security system with thermostat control

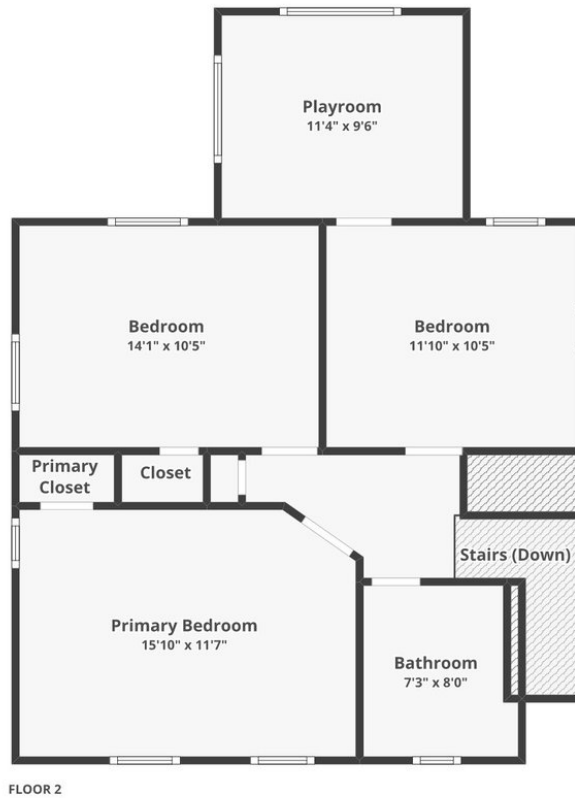


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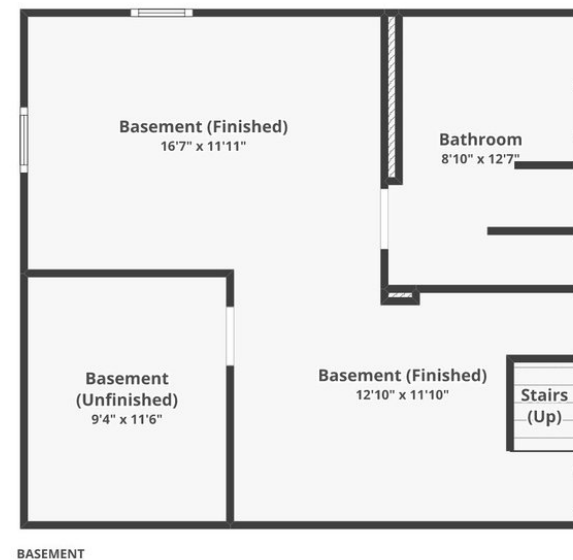




FLOOR 1



FLOOR 2



BASEMENT

This document has legal consequences.

If you do not understand it, consult your attorney.

The text of this form may not be altered in any manner without written acknowledgement of all parties.

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Form # 2091

01/26

SELLER'S DISCLOSURE STATEMENT

Property Address : 6349 Murdoch Ave, St. Louis, MO 63109

Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot guarantee the accuracy of the information in this form.

TO SELLER: Your truthful disclosure of the condition of your property gives you the best protection against future charges that you violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site for methamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to your ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to achieve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences, even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property, impair the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space at the end of this form to describe that condition.

TO BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not this disclosure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment included, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sure that there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the Seller are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection of the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements, products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed. Conditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price or you should make the correction of these conditions by the Seller a requirement of the sale contract.

STATUTORY DISCLOSURES				
Note: The following information, if applicable to the property, is required by federal or state law to be disclosed to prospective buyers. Local laws and ordinances may require additional disclosures.				
LEAD-BASED PAINT		YES	NO	UNK
1	Does the Property include a residential dwelling built prior to 1978? If "Yes," 42 U.S.C. 4852d and EPA regulations promulgated pursuant thereto require that a completed Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards form (Form #2049) must be signed by Seller and any involved real estate licensee(s) and given to any potential buyer.	☒	☐	☐
2	Please explain any "Yes" answers you gave in this section: House was built in 1940.			
METHAMPHETAMINE		YES	NO	UNK
3	Are you aware if the Property is or was used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving methamphetamine or a derivative controlled substance related thereto? If "Yes," §442.606 RSMo requires you to disclose such facts in writing.	☐	☒	☐
4	Please explain any "Yes" answers you gave in this section:			
WASTE DISPOSAL SITE OR DEMOLITION LANDFILL (permitted or unpermitted)		YES	NO	UNK
5	Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? If "Yes," Section 260.213 RSMo requires Seller to disclose the location of any such site on the Property. Note: If Seller checks "Yes," Buyer may be assuming liability to the State for any remedial action at the property.	☐	☒	☐

UNK=Unknown

6	Please explain any "Yes" answers you gave in this section:						
RADIOACTIVE OR HAZARDOUS MATERIALS				YES	NO	UNK	
7	Have you ever received a report stating affirmatively that the Property is or was previously contaminated with radioactive material or other hazardous material? If "Yes," §442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available.				☐	☒	☐
8	Please explain any "Yes" answers you gave in this section:						
ADDITIONAL DISCLOSURES							
Lead-Based Paint				YES	NO	UNK	
9	Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property?				☐	☒	☐
10	Are you aware if it has ever been covered or removed?				☐	☒	☐
11	Are you aware if the property has been tested for lead?				☐	☒	☐
12	Please explain any "Yes" answers you gave in this section including test date, type of test and results:						
Radon				YES	NO	UNK	
13	Are you aware if the property has been tested for radon gas?				☒	☐	☐
14	Are you aware if the property has ever been mitigated for radon gas?				☒	☐	☐
15	Please explain any "Yes" answers you gave in this section: We tested for radon in 2022 when we purchased. Results were normal. Prior to our ownership a radon mitigation system was installed.						
Mold				YES	NO	UNK	
16	Are you aware of the presence of any mold on the property?				☐	☒	☐
17	Are you aware of anything with mold on the property that has ever been covered or removed?				☐	☒	☐
18	Are you aware if the property has ever been tested for the presence of mold?				☒	☐	☐
19	Please explain any "Yes" answers you gave in this section: We had house tested when we purchased in 2022. No remediation was necessary.						
Asbestos Materials				YES	NO	UNK	
20	Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.?				☒	☐	☐
21	Are you aware of any asbestos material that has been encapsulated or removed?				☒	☐	☐
22	Are you aware if the property has been tested for the presence of asbestos?				☒	☐	☐
23	Please explain any "Yes" answers you gave in this section: Prior to ownership in 2017 the TEM test was performed on attic insulation. Results were negative for asbestos. When we purchased our inspector suspected asbestos on piping in basement. We had it professionally encapsulated.						
Other Environmental Concerns				YES	NO	UNK	
24	Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's), electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.?				☐	☒	☐
25	Please explain any "Yes" answers you gave in this section:						
SUBDIVISION, CONDOMINIUM, VILLA, CO-OP, OR OTHER SHARED COST DEVELOPMENT (if applicable)							
26	Development Name						
27	Contact Name		Phone #				
28	Type of Property (check all that apply) ☐ Single Family ☐ Multi-Family ☐ Condominium ☐ Townhome ☐ Villa ☐ Co-op						
29	Mandatory Assessment #1		\$	per	☐ Monthly ☐ Quarterly ☐ Semi-Annual ☐ Annual ☐ Other		
30	Mandatory Assessment #2		\$	per	☐ Monthly ☐ Quarterly ☐ Semi-Annual ☐ Annual ☐ Other		
31	Mandatory Assessment(s) include: ☐ entrance sign/structure ☐ street maintenance ☐ common ground ☐ snow removal specific to dwelling ☐ snow removal common area ☐ landscaping of common area ☐ landscaping specific to dwelling ☐ reception facility ☐ clubhouse ☐ pool ☐ tennis court ☐ exercise area ☐ water ☐ sewer ☐ trash removal ☐ doorman ☐ cooling ☐ heating ☐ security ☐ elevator ☐ some insurance ☐ real estate taxes ☐ other common facility _____ ☐ assigned parking space(s): how many _____ identified as _____ ☐ other specific item(s): _____ ☐ Dwelling exterior maintenance covered by Assessment: _____						

	YES	NO	UNK
32 Are you aware of any existing or proposed special assessments?	☐	☐	☐
33 Are you aware of any special taxes and/or district improvement assessments?	☐	☐	☐
34 Are you aware of any condition or claim which may cause an increase in assessment or fees?	☐	☐	☐
35 Are you aware of any material defects in any common or other shared elements?	☐	☐	☐
36 Are you aware of any existing indentures/restrictive covenants?	☐	☐	☐
37 Are you aware of any violation of the indentures/restrictions by yourself or by others?	☐	☐	☐
38 Is there a recorded shared driveway/street/road maintenance agreement?	☐	☐	☐
39 Is there a driveway/street/road that is not maintained by city or county? If so, please explain in description.	☐	☐	☐
40 Please explain any "Yes" answers you gave in this section:			
UTILITIES			
Services	Current Provider	Phone #	Avg Monthly Cost
41 Propane		☐ Owned ☐ Leased	
42 Gas	Spire	800-887-4173	\$40.00
43 Electric	Ameren	314-621-3222	\$272.00
44 Water	St. Louis City	(314) 633-9000	
45 Sewer	MSD	314-768-6260	\$112.00
46 Trash	St. Louis City Refuse Division	314-622-4800	
47 Recycle			
48 Internet	AT&T		
49 Phone			
HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS			
Type of Heating Equipment:			
50 Zone 1: Age Brand	☒ Forced Air ☐ Heat Pump ☐ Radiant ☐ Baseboard ☐ Geo-Thermal ☐ Other		
51 Zone 2: Age Brand	☒ Forced Air ☐ Heat Pump ☐ Radiant ☐ Baseboard ☐ Geo-Thermal ☐ Other		
Fuel Source of Heating Equipment:			
52 Zone 1:	☒ Natural Gas ☐ Electric ☐ Propane ☐ Fuel Oil ☐ Solar ☐ Other		
53 Zone 2:	☒ Natural Gas ☐ Electric ☐ Propane ☐ Fuel Oil ☐ Solar ☐ Other		
Type of Air Conditioner:			
54 Zone 1: Age Brand	☒ Central Electric ☐ Central Gas ☐ Window/Wall (# of Units:) ☐ Other		
55 Zone 2: Age 4 Brand	☒ Central Electric ☐ Central Gas ☐ Window/Wall (# of Units:) ☐ Other		
	YES	NO	UNK
56 Are you aware of any problems or issues with any part of the HVAC system?	☐	☒	☐
57 Do you have any existing maintenance agreements in place?	☒	☐	☐
58 Are any areas of the home not covered by central heating /cooling?	☒	☐	☐
59 With respect to the last service/repair made to the HVAC system, please describe in detail the scope of work, date, name of person/company who did the work and cost: Duct work repaired/replaced in attic. See attached invoice.			
60 Please explain any "Yes" or "Other" answers you gave in this section: Service agreement in place with Scott Lee through the end of year. Furnace was just serviced for winter.			
FIREPLACE(S)			
61 Location 1: Room: Family Room Functional and properly vented?	☐	☒	☐
Type: ☒ Wood Burning ☐ Gas Logs ☐ Natural Gas ☐ Propane ☐ UNK			
62 Location 2: Room: Functional and properly vented?	☐	☐	☐
Type: ☐ Wood Burning ☐ Gas Logs ☐ Natural Gas ☐ Propane ☐ UNK			
63 Location 3: Room: Functional and properly vented?	☐	☐	☐
Type: ☐ Wood Burning ☐ Gas Logs ☐ Natural Gas ☐ Propane ☐ UNK			
64 Are you aware of any problems or repairs needed with any item in this section?	☐	☐	☐
65 Please explain any "Yes" or "No" answers you gave in this section: We had fireplace inspected when purchased in 2022. Flue liner needs replacement, but they said it can still be used as ventless gas logs.			
PLUMBING SYSTEM, FIXTURES AND EQUIPMENT			
66 Plumbing System: ☐ Copper ☒ PVC ☐ PEX ☐ Galvanized ☐ Other:			
67 Water Heater 1: Age: 18 Location: Basement Tank Size: 50 gal ☒ Gas ☐ Electric ☐ Propane ☐ Tankless ☐ Other			
68 Water Heater 2: Age: Location: Tank Size: ☐ Gas ☐ Electric ☐ Propane ☐ Tankless ☐ Other			

	YES	NO	UNK
69 Does the property have an ice-maker supply line?	☒	☐	☐
70 Is property equipped with a Lawn Irrigation System? If yes, please provide date of last backflow device inspection certificate.	☐	☒	☐
71 Are you aware of any problems or repairs needed in the plumbing system?	☐	☒	☐
72 Does property have a Swimming Pool/Spa/Hot Tub? (If "Yes," attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement.)	☐	☒	☐
73 Please explain any "Yes" or "Other" answers you gave in this section:			
WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)			
74 What is the source of your drinking water? ☒ Public ☐ Community ☐ Well ☐ Other			
75 If well, when was the water last tested? Is test documented? ☐ Yes or ☐ No. If yes, please provide documentation.			
76 Do you have a water softener? ☐ Yes or ☒ No. If yes, is it ☐ Owned or ☐ Leased. If leased, provide lessor and cost below.			
	YES	NO	UNK
77 Are you aware of any problems relating to the water system including the quality or source of water or any components such as the curb stop box?	☐	☒	☐
78 Please explain any "Yes" answers you gave in this section and water softener lease information if applicable :			
SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)			
79 What is the type of sewerage system to which the house is connected? ☒ Public ☐ Private ☐ Septic ☐ Aerator ☐ Other If Other, please explain:			
80 If septic/aerator, when was system last serviced?			
	YES	NO	UNK
81 Is there a sewerage lift system?	☐	☒	☐
82 Is there a sewerage grinder system?	☐	☒	☐
83 Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system?	☐	☒	☐
84 Please explain any "Yes" answers you gave in this section: We have sewer line routinely scoped. Most recent scope a few months ago showed line was open and operational.			
ELECTRICAL (Note: Certain types of electrical panels have been subject to recall)			
Type of Service Panel(s):			
85 Panel 1: Amps <u>200</u> Brand <u></u> ☒ Circuit Breakers ☐ Fuses ☐ Other			
86 Panel 2: Amps <u></u> Brand <u></u> ☐ Circuit Breakers ☐ Fuses ☐ Other			
87 Panel 3: Amps <u></u> Brand <u></u> ☐ Circuit Breakers ☐ Fuses ☐ Other			
Type of Wiring:			
88 Panel 1: ☒ Copper ☐ Aluminum ☐ UNK ☐ Other			
89 Panel 2: ☐ Copper ☐ Aluminum ☐ UNK ☐ Other			
90 Panel 3: ☐ Copper ☐ Aluminum ☐ UNK ☐ Other			
	YES	NO	UNK
91 Are you aware of any problems or repairs needed in the electrical system?	☐	☒	☐
92 Are you aware of any panels in service in the property being subject to recall or otherwise out of date?	☐	☒	☐
93 Are you aware of any active knob and tube wiring in the property?	☐	☒	☐
94 Please explain any "Yes" answers you gave in this section:			
CONSTRUCTION			
95 The property was originally constructed in: <u>1940</u> . Seller has occupied property from <u>2022</u> to <u>2026</u> .			
96 List all significant additions, modifications, renovations, & alterations to the property during your ownership below: New windows throughout house. New sliding door in Kitchen. Updated flooring in powder room and upstairs playroom. Fresh paint throughout. Tuckpointing. New double oven and dishwasher. New retaining wall with drain. New gate for parking pad and backyard. Duct work corrected in attic. New vanity in upstairs bathroom. Kitchen floor grout repaired and stained.			
	YES	NO	UNK
97 Were required permits obtained for the work described above?	☐	☐	☐
98 Please explain any "No" answers you gave in this section: Permits not needed.			

FOUNDATION				
99	Type of Foundation: ☐ Concrete ☐ Cinder Block ☒ Stone ☐ Wood ☐ Other:	YES	NO	UNK
100	Are you aware of any problems or issues with foundation?	☐	☒	☐
101	Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction, decks/porches or other load bearing components?	☐	☒	☐
102	Are you aware of any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?	☐	☒	☐
103	Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?	☒	☐	☐
104	Are you aware of any repairs to any of the building elements listed above?	☒	☐	☐
105	Were required permits obtained for any repairs described above?	☐	☐	☐
106	Please explain any "Yes" answers you gave in this section, including location, extent, date and name of the person/company who did the repair or control effort: Minor hairline cracks filled and maintenance tuckpointing done throughout ownership			
BASEMENT AND CRAWL SPACE (Complete only if applicable)		YES	NO	UNK
107	Is the home equipped with a sump pit?	☒	☐	☐
108	Is the home equipped with a sump pump?	☒	☐	☐
109	Are you aware of any issues with sump pit(s) & pump(s)?	☐	☒	☐
110	Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space or slab?	☐	☒	☐
111	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?	☐	☒	☐
112	Please explain any "Yes" answers you gave in this section:			
ROOF, GUTTERS AND DOWNSPOUTS		YES	NO	UNK
113	What is the approximate age of the roof? <u>10</u> Is it documented? If yes, please provide documentation.	☐	☐	☐
114	Are you aware of any active leaks to the roof?	☐	☒	☐
115	Has the roof ever leaked during your ownership?	☒	☐	☐
116	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?	☒	☐	☐
117	Are you aware of any problems with the roof, gutters or downspouts?	☐	☒	☐
118	Does the property have multiple layers of roofing currently installed on any portion of the property?	☐	☒	☐
119	Please explain any "Yes" answers you gave in this section and attach any documentation: We had to replace HVAC Cap which caused leak in our bedroom. Andre's roofing replaced and no issues after. We had flashing replaced on upstairs addition due to water coming in the playroom. Flashing replaced and gutters cleaned and no issues after.			
PESTS/TERMITES/WOOD DESTROYING INSECTS		YES	NO	UNK
120	Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and improvements?	☐	☒	☐
121	Are you aware of any uncorrected damage to the property caused by above?	☐	☒	☐
122	Are you aware of any control reports for the property?	☒	☐	☐
123	Are you aware of any control treatments to the property?	☒	☐	☐
124	Is your property currently under a warranty contract by a licensed pest/termite control company? If so, when does it expire and what is the renewal costs?	☐	☒	☐
125	Please explain any "Yes" answers you gave in this section: We had service agreement with Rottler and now use Heartland Pest Control. Routine preventative maintenance done to the house for bugs and pests.			
SOIL AND DRAINAGE		YES	NO	UNK
126	Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?	☐	☒	☐
127	Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?	☐	☒	☐
128	Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect the property?	☐	☒	☐
129	Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District, e.g., retention ponds, rain gardens, sand filters, permeable pavement)	☐	☒	☐
130	Please explain any "Yes" answers you gave in this section:			

SURVEY AND ZONING				YES	NO	UNK
131	Do you have a survey of the property? If yes, please attach.			☒	☐	☐
132	Does the survey include all existing improvements on the property?			☐	☒	☐
133	Are you aware of any shared or common features with adjoining properties?			☐	☐	☐
134	Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property?			☒	☐	☐
135	Is any portion of the property located within the 100-year flood hazard area (flood plain)?			☐	☒	☐
136	Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property?			☐	☒	☐
137	Please explain any "Yes" answers you gave in this section: See attached survey for encroachments and building line information.					
INSURANCE				YES	NO	UNK
138	Are you aware of any claims that have been filed for damages to the property? (i.e., roof, flood, fire, casualty, etc.)			☒	☐	☐
139	If "Yes," please provide the following information for each claim: date of claim, description of claim, repairs and/or replacements completed. A storm knocked down our gate and a part of our fence on left side of property in 2022. We had Kirkwood Fence repair and replaced					
APPLIANCES/EQUIPMENT (Seller is not agreeing that all items are being offered for sale; mark N/A if not applicable)						
140	Range/Stove	☐ N/A	Age <1 year	☒ Gas	☐ Electric	
141	Oven	☐ N/A	Age < 1 year	☒ Gas	☐ Electric	
142	Cooktop	☐ N/A	Age <1 year	☐ Gas	☐ Electric	
143	Outdoor Grill	☐ N/A	Age	☐ Gas	☐ Electric	
144	Dryer Hookup	☐ N/A		☐ Gas	☐ Electric	
145	Built in Microwave	☐ N/A	Age			
146	Built in Refrigerator	☐ N/A	Age			
147	Dishwasher	☐ N/A	Age < 1 year			
148	Garbage Disposal	☐ N/A	Age			
149	Trash Compactor	☐ N/A	Age			
150	Electric Pet Fence	☒ N/A	# of collars			
151	Gas Powered Exterior Lights	☒ N/A	# of lights			
152	Security System/Cameras	☐ N/A		☒ Owned	☐ Leased	
				YES	NO	UNK
153	Are you aware of any items in this section in need of repair or replacement?			☐	☒	☐
154	Please explain any "Yes" answers you gave in this section:					
MISCELLANEOUS				YES	NO	UNK
155	Has the property been continuously occupied during the last twelve months?			☒	☐	☐
156	Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or any other required governmental authority?			☒	☐	☐
157	Is the property located in an area that requires any specific disclosure(s) from the city or county?			☐	☒	☐
158	Is the property designated as a historical home or located in a historic district?			☐	☒	☐
159	Is property tax abated or subject to a tax freeze (such as Senior Property Tax Freeze)? If yes, attach documentation from taxing authority.			☐	☒	☐
160	Are you aware of any pets having been kept in or on the property?			☒	☐	☐
161	Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?			☐	☒	☐
162	Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass?			☒	☐	☐
163	Are you aware if carpet has been laid over a damaged wood floor?			☐	☒	☐
164	Are you aware of any existing or threatened legal action affecting the property?			☐	☒	☐
165	Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property?			☐	☒	☐
166	Please explain any "Yes" answers you gave in this section: Small 10 pound dog named, Gracie. Hairline crack in the storm window and stained glass window in upstairs bathroom. Small piece of tile missing near fireplace. St. Louis Occupancy Inspection required and certificate will be provided by seller.					

04375542

	ADDITIONAL COMMENTS
167	
168	
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177	

Seller attaches the following document(s): Survey, Scott Lee Service Report

SELLER'S ACKNOWLEDGEMENT:

Seller acknowledges having carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective Buyers.

Cortney McKenna 10/16/2026
 SELLER SIGNATURE DATE

Kyle McKenna 10/16/2026
 SELLER SIGNATURE DATE

Cortney McKenna
 Seller Printed Name

Kyle McKenna
 Seller Printed Name

BUYER'S ACKNOWLEDGEMENT:

Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in this Seller's Disclosure Statement, and any other important information provided by either Seller or broker (including any information obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or repairing physical defects in property.

 BUYER SIGNATURE DATE

 BUYER SIGNATURE DATE

 Buyer Printed Name

 Buyer Printed Name



11010 Gravois Industrial Court
 St. Louis, MO 63128
 Phone: (314) 756-9444
 Fax:

Page 1 of 1

Invoice

Date
 10/02/26

Invoice #
 627095

Bill to # 109947

CORTNEY MCKENNA
 6349 MURDOCH AVE
 ST LOUIS, MO 63109

Service Location # 109832

CORTNEY MCKENNA
 6349 MURDOCH AVE
 ST LOUIS, MO 63109

Terms Payment Due at time of Service PO #

Call # 627095

Salesman -

	Description	Amount
--	-------------	--------

WORK DESCRIPTION

[[Tech #924 ALIMADHI - KLEJVI Service Date: 10/02/2026]]

Cleaned and service furnace per maintenance contract, cleaned flame sensor, checked gas pressure, heat exchanger, safeties and electrical components. Cycled system from thermostat, all operation ok at this time.

Replaced mrs. Provided filters and himidifer pad and washed mini split reusable filter.

Performed heating check on mini split as well which seemed to be in good shape. Did find the drain was partly clogged which could have caused water to run out of unit. I did let the unit run for an hour and wasnt able to recreate any water leaking. I did notice outside at the line hide there was a yellow water stain which indicates at some point there was water leaking but at time didn't see any thing out the ordinary due to unit not leaking. Which could have been caused by the drain line.

1st floor

Blower amp - 5.3
 Blower cap - 9.4
 Inducer amp - 1.2
 Temp rise - 62
 Combustion test
 Stack temp - 378
 O2 - 10.9%
 CO - 61 ppm
 Efficiency - 78.6%

2nd floor electric heat

Voltage in - 235.4
 Voltage out - 235
 Blower amp - 1.5
 Temperature rise - 40
 Heat strip 1 - 17.8



Call Today!
314-756-9444
www.scottleeheating.com

Customer's Name: Cortney & Kyle McKenna		Job Address: 6349 Murdoch Ave. St. Louis, MO 63109	Date: 07/27/2026
Customer's Billing Address: 6349 Murdoch Ave.		City, State, Zip: St. Louis, MO 63109	Customer #:
Home Phone:	Mobile Phone: 314-712-8667	Email(s): cortneym@gladysmanion.com	Job #:

Why Choose Scott-Lee Heating?

- **A Company You Can Trust.** We are a locally owned and operated business that has been meeting the comfort needs of our community for years - let our nationally recognized name-brand equipment and air quality products meet your needs too.
- **Quality Installation.** Our professional, nationally certified and factory-trained technicians have years of installation and service experience - we'll get your job done right the first time.
- **Professional Service & Maintenance.** Our service and maintenance programs keep your equipment running at peak efficiency - to provide better comfort and healthier air while we lower your utility bills and help your equipment last longer.
- **Affordable Pricing & Financing.** We offer great prices and our high-efficiency equipment will cut your utility bills. Our financing programs can be tailored to meet every budget.

Option 1 - Selected

Description
9 Services

Services - Selected

- ✓ Duct Work - 2 each R-8 Trunk Fitting
- ✓ Duct Work - 6 each Duct Work Measure (1 hour)
- ✓ Miscellaneous fittings/start collars

Summary - Selected

Price \$2,401

Selected Payment

● **\$2,401** Balance

Investment Summary

Total Investment	\$2,401
Less Down Payment	(-) \$0
Remaining Balance	\$2,401

Payment Summary

- ✓ **Payment for Option 1**
\$2,401 Balance

SCOTT LEE HEATING COMPANY

INVOICE #		
22194		
Date	Name & Mailing Address of Purchaser	Job Address
8/14/2026	COURTNEY & KYLE MCKENNA	
ACCOUNT	6349 MURDOCH AVE	SAME
RB	ST LOUIS MO 63109	

REPLACE ATTIC SUPPLY TRUNK FITTING AND RECONNECT 6 SUPPLY AIR VENTS TO NEW FITTING AND SEAL AIR LEAKS. REPLACE RETURN TRUNK FITTING AND RECONNECT 14" FLEX TO NEW FITTING.

\$2,401.00

PAID IN FULL WITH MASTERCARD ON 9/21/26

Pay This Amount \$

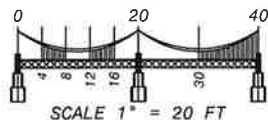
\$2,401.00

Terms are net on receipt of invoice.

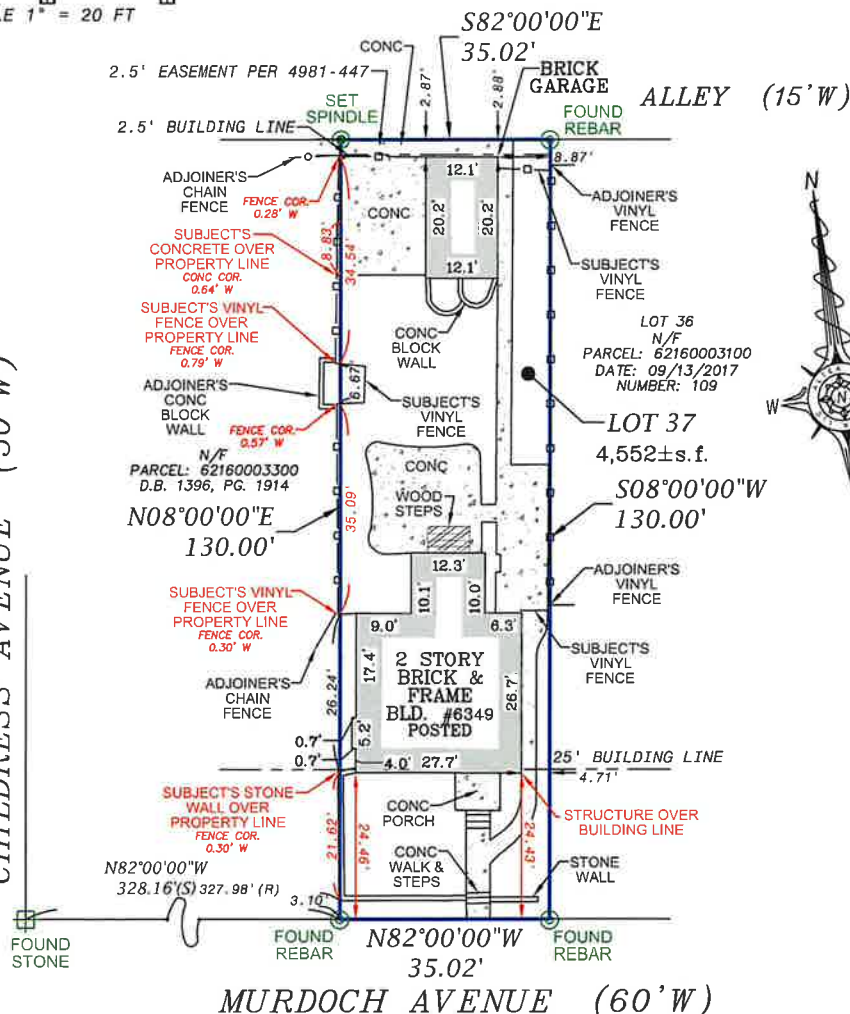
BOUNDARY AND IMPROVEMENT SURVEY

6349 MURDOCH AVENUE

LOT 37 IN BLOCK 28 OF ST. LOUIS HILLS IN CITY BLOCK 6216
OF THE CITY OF ST. LOUIS, MISSOURI



CHILDRESS AVENUE (50' W)



TITLE NOTES

FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY REGENCY TITLE GROUP, FILE NUMBER 21-286260-RTS.

11.) EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY PER 4981-447; AS SHOWN HEREON.

BASIS OF BEARINGS

SCALED BEARING OF NORTH 82°00'00" WEST ALONG THE SOUTHERN PROPERTY LINE AS SCALED OFF OF THE ST. LOUIS CITY ASSESSOR'S WEBSITE.

	BOUNDARY LINE
	EASEMENT LINE
	SETBACK LINE
	BUILDING FOOTPRINT
	CENTERLINE
	PARCEL LINE

I.P. = IRON PIPE I.R. = IRON ROD
(R) = RECORD (S) = SURVEYED
D.B. = DEED BOOK PG. = PAGE
N/F = NOW OR FORMERLY NR = NON-RADIAL



ALTEA, LLC
Consulting Land Surveyors
3906 S. OLD HWY 94, SUITE 600
ST. CHARLES, MO 63304
PHONE: (636) 477-6000
FAX: (636) 898-0950
WWW.ALTEALS.COM
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ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2013023731

PROJECT NUMBER: 21-0730

SHEET	FIELD CREW:	PTM/MP
1	DRAFTER:	DSL
OF 1	DRAFTED ON:	04/08/2021
	REVIEWER:	BLH
	REVIEWED ON:	04/08/2021

SURVEYOR'S STATEMENT

THIS IS TO DECLARE TO CORY CHRISTOPHER LYDA, MORGAN KAY LYDA AND REGENCY TITLE GROUP, THAT AT THEIR REQUEST, ALTEA, LLC, HAS DURING THE MONTH OF APRIL, 2021, EXECUTED A BOUNDARY RETRACEMENT SURVEY OF LOT 37 IN BLOCK 28 OF ST. LOUIS HILLS, LOCATED IN BLOCK 6216, OF THE CITY OF ST. LOUIS, MISSOURI, TOGETHER WITH THE LOCATION OF OBSERVED IMPROVEMENTS THEREON, AND THAT THE RESULTS OF SAID SURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY. BUILDING SETBACK INFORMATION DEPICTED HEREON IS FROM THE RECORD PLAT OR CITY BLOCK MAP (IF APPLICABLE). PLANNING AND ZONING RESTRICTIONS WERE NOT OBTAINED OR ADDRESSED AS A PART OF THIS SURVEY. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY ONLY AND IS NOT TRANSFERABLE. UTILITY LOCATES WERE NOT REQUESTED AND NO UTILITIES OR SEWERS WERE LOCATED IN CONJUNCTION WITH THIS SURVEY. THE OPINION OF THE ORIGIN OF THE FENCES SHOWN HEREON IS FROM EVIDENCE OBSERVED DURING THE COURSE OF THIS SURVEY, AND MAY INCLUDE: FENCE CONSTRUCTION, OCCUPANT TESTIMONY, OR OTHER AVAILABLE INFORMATION. NO GUARANTEE IS MADE OR CERTAINTY GIVEN AS TO THE ORIGIN OR OWNERSHIP OF FENCES. DUE TO EACH MUNICIPALITY HAVING DIFFERENT ZONING SETBACK REQUIREMENTS, OVERHANGS SHOWN ON THIS SURVEY MAY BE IN VIOLATIONS THAT THE SURVEYOR IS NOT AWARE OF AND MAKES NO WARRANTIES TO THIS AFFECT.

04-09-21

DATE



AS AGENT OF ALTEA, LLC