

2175 Quaethem Dr Chesterfield MO 63005 Real Estate for Sale at Auction – Varma Residence

***Buyer's Agents Welcome – See Co-op Agreement for complete details!***

**Open House Sunday, May 3rd 1PM to 3PM.**

**Bidding Ends Wednesday, May 20th at 10AM.**

**Why is the home being auctioned?** The seller has chosen to sell their home by auction because they want a defined timeline and a clean close, not because they have something to hide. We are providing a full inspection report, seller's disclosure, home warranty, new survey and many other options to offer full transparency and provide comfort to the prospective buyer

Set on 3.63± acres, this custom ranch is located on a quiet lane in Wildwood. The move-in ready home offers over 3,200 square feet on the main level with 4 bedrooms and 4.5 baths.

The entry foyer is flooded with natural light and overlooks the beautiful front yard and koi pond. The great room features a fireplace flanked by French doors, providing views of the backyard. The great room and dining room provide lots of space to entertain and the open plan keeps everyone included. The adjoining kitchen features a center island, room for multiple cooks, and a spacious pantry. Large windows surround the breakfast table and brighten the entire space.

The primary suite features a vaulted ceiling, dual vanities, zero-entry shower, jet tub, walk-in closet, and direct access to the deck. Two additional bedrooms include ensuite baths and walk-in closets. A fourth main-level bedroom is currently used as an office, with a full bath just across the hall. The main level also includes a laundry room, oversized 3-car garage, and a half bath conveniently located just steps from the backyard pool.

The walkout lower level expands the living space with a family room, game room with wet bar, wine room, 5th bedroom, 5th full bath, and a large unfinished storage area.

The backyard is surrounded with mature trees providing lots of privacy. You'll be drawn outdoors to the large maintenance-free deck, hot tub, and Gunite saltwater pool with a vanishing edge waterfall. A private room on the north corner of the home is accessed from the back patio and offers flexible use as an office, studio or in-laws suite.

Located less than 10 minutes from Chesterfield Valley and the Clayton/Clarkson corridor, this beautiful property offers a private setting with easy access to nearby amenities. A transferable home warranty is included for peace of mind (see documents for details).

For more information call or text **Christopher Gates ( 573) 644-4636**

## **Auction Terms & Conditions**

1. PROCEDURE: Bidding ends Wednesday, May 20, 2026, at 10:00 AM, with a soft close, meaning that a bid in the final minute will extend bidding by 5 minutes.
2. BUYERS PREMIUM: 10% Buyer's Premium will be added to the final bid price to arrive at the contract sales price.
3. ACCEPTANCE OF BID PRICES: Winning bidder will enter into a Contract to Purchase immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction, the winning bidder will be forwarded via email a Contract to Purchase. Trophy Properties and Auction must receive a signed copy of the contract on or before 12:00 NOON, Thursday, May 21, 2026 (hand delivered, faxed, or scanned and emailed). The Seller reserves the right to reject any and all bids. Once accepted, this agreement shall be binding on the parties and their successors and assigns. This agreement is NOT subject to financing, inspections, or other contingencies or delays the closing for such reason.
4. DOWN PAYMENT: 10% of the contract purchase price will be due upon acceptance of the Sales Contract. Business or Personal Checks or Wire Transfer are accepted.
5. BIDDING: Once submitted, a bid cannot be retracted.
6. CLOSING: Closing shall be on or before 3:00 PM., Thursday, June 25, 2026.
7. POSSESSION: Possession will be given at closing, subject to the remaining rights of the current tenant if any.
8. TITLE: Seller shall furnish the buyer(s) at Seller's expense an Owner's Policy of Title Insurance in the amount of the purchase price and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer(s).
9. SURVEY: AT SELLERS OPTION, the Seller shall provide a new survey where there is no existing legal description to convey title.
10. REAL ESTATE TAXES: The 2026 Real Estate taxes to be prorated to the day of closing.
11. Under no circumstances shall Bidder have any kind of claim against Trophy Properties and Auction, or anyone else if the Internet service fails to work correctly before or during the auction.

The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As

Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding. All announcements made day of sale take precedence over prior advertising either written or oral. This property is subject to prior sale.