

**Beautiful Villa in the "Stone Bridge Villa" Community!**

**O'Fallon, IL**

**Real Estate Auction**

**Wed., Aug. 18, 2010**

**@ 5:00 pm**



**OPEN HOUSE: Sun., Aug. 15 • 12 - 2 pm**

**Address: 1328 Three Rivers Dr.  
O'Fallon, IL 62269  
Subdivision: Stone Bridge Villas**

ROOM	DIM	FLOORING
Great Room	14 x 17	Carpet
Eating Area	11 x 11	Carpet
Kitchen	10 x 15	Vinyl
Family		
Mst Bedrm	15 x 15	Carpet (Main)
2 Bedrm	10 x 15	Carpet (Main)
3 Bedrm	16 x 22	Carpet (Upper)
Full Bath		Vinyl (Upper)
Master Bath		Vinyl (Main)
Utility	7 x 9	Vinyl

Rooms: 6  
Bedrooms: 3  
Total Baths: 3  
Full Baths: 2  
3/4 Baths: 0  
Half Baths: 1

Style: 1 1/2 Story  
Exterior: Brick Combo  
Roof: Arch. Shingle

Heat: Forced Air  
Fuel: Gas  
A/C: Central Air  
Elec: 200 Amp CB  
Wtr: Public  
Wtr Htr: Gas  
Swr: Public  
Basement: Slab

Appliances: S/S Refrigerator, Flat Top Stove, S/S Dishwasher, Microwave, Disposal

County: St. Clair Township: 03 Section: 36  
Parcel ID No: 03-36.0-305-006 Taxes: '09 \$3,378.92  
Zoning: Exemptions: Owner Occ., Senior Exempt.

Fin Bsmt Rooms: 0  
Fireplaces: 1  
Garage: 2 Car Att Gar.  
Driveway: Concrete

Sq. Ft. Above: 1,910  
Sq. Ft. Below: 0  
Total Finished: 1,910  
Year Built: 2005

Elem Sch: Central O'Fallon  
Mid Sch: Central O'Fallon  
High Sch: O'Fallon HS

Condo Monthly Dues:  
\$195; Includes: Water,  
Sewer, Trash, Snow Rem.,  
Lawn, Lands. & Ext.  
Maint., Pool and More

**REMARKS:** Outstanding Opportunity to Purchase a Beautiful Villa in the "Stone Bridge Villas" Community on convenient Hartman Lane, O'Fallon! This Villa is situated in a very nice community where life is easy and comfortable! This villa is the 'Chateau' floorplan and offers 3 large bedrooms and 2 1/2 baths, 2 car garage, patio, fireplace, large kitchen open to great room, all kitchen appliances included (stainless steel). Great room has vaulted ceiling w/ fireplace flanked by two windows. Villa was just freshly painted and new carpet was installed. Community offers pool and activities for owners. See above for Condo Association Dues information. Don't miss this chance on a nice villa. Over for additional pictures →

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**Terms:**  
\$10,000 down day of sale  
on Real Estate  
**Bal ance due in 30 days**  
**5% Buyers Premium**

Any announcement made day of sale takes precedence over any printed material.  
List subject to change without notice.  
LIC # 044000169

*1328 Three Rivers Dr., O'Fallon, IL*

