

Fairview Heights, IL

Real Estate Auction

Thurs., Sept. 2, 2010

@ 6:00 pm



OPEN HOUSE: Sun., Aug. 29 • 12 - 2 pm

Address: **9779 Ridge Heights Rd.
Fairview Heights, IL 62208**

ROOM	DIM	FLOORING
Living	12 x 16	Carpet
Dining	12 x 13	Carpet
Kitchen	10 x 11	Vinyl
Mst Bedrm	12 x 12	Wood
2 Bedrm	10 x 13	Wood
3 Bedrm	10 x 12	Wood
Full Bath		Vinyl
Utility		Lower
Sunroom	8 x 13	Carpet
Bonus Room	14 x 23	Carpet (Upper)

Rooms: 8
Bedrooms: 3+
Total Baths: 1
Full Baths: 1
3/4 Baths: 0
Half Baths: 0

Fin Bsmt Rms: See Rmks
Fireplaces: 0
Garage: See Remarks
Driveway: Gravel

Sq. Ft. Above: 1,642
Sq. Ft. Below: 0
Total Finished: 1,642
Year Built: 1940

Style: 1 1/2 Story
Exterior: Vinyl Siding
Roof: Comp. Shingle

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

Elem Sch: Grant Dist #110
Mid Sch: Grant Dist #110
High Sch: BTHS East

Land/Acres: .87 of an acre
Lot Size: 94 x 407
Frontage: 94
Lot/Site Features: Wooded
Pool:

Appliances: Microwave, Disposal

County: St. Clair Township: 03 Section: 30
Parcel ID No: 03-30.0-401-041 Taxes: '09 \$1,267.32
Zoning: Exemptions: Owner Occupied

REMARKS: Beautiful Home in Fairview Heights - easy access to interstates and highways. This home offers so much—it has been completely renovated since 2007, with all new siding, windows, drywall, flooring, furnace, water heater, plumbing and more! The home was renovated by Paragon Restoration Contracting Co. following a fire resulting from a storm in Dec 2006. The renovation included tearing out all fire damage down to the studs. This is literally like a new house! Small garage attached that can be used for storage and yard equipment, etc. Approximately 3/4 of basement has flooring, but is not included in sq. ftg. Upstairs is finished and is 2 additional bedrooms, but is not shown in bedroom count. Sunroom is heated/cooled, but is not shown in sq. ftg. Nice home—mark your calendars for this auction! Add'l Pictures Over →

Professional Real Estate Auctions by:

Owner: JoEllen Extrom



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Terms:
\$5,000 down day of sale
on Real Estate
Balance due in 30 days
7% Buyers Premium

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

9779 Ridge Heights Rd.,
Fairview Heights, IL



Back of Home



Backyard



Din Rm into Liv Rm



Kitchen



Sunroom



Bath



Upstairs



Basement

