

Listings as of 02/24/2019 at 6:18 PM

## Client Detail Report

Property Type: Residential

937 South Clinton St, Collinsville 62234

L Price: \$315,000

MLS #: 19010784 Status: Active

County: Madison-IL

Area:

Muni/Twp: Collinsville

SubD: Not in a Subdivision



### General Property Information

Style: **1 Story/Bungalow / Cottage**  
 Taxes Pd: **\$3,850**  
 Tax Yr: **2017**  
 Prop Type: **Residential**  
 Sqft Above: **1,124 (County Records)**  
 Lot Size: **15.940 ac (County Records)**  
 Lot SF: **694,346 (County Records)**  
 Lot Dim: **15.94**  
 Elem Schl: **COLLINSVILLE DIST 10**  
 J High: **COLLINSVILLE DIST 10**  
 S High: **Collinsville**  
 Poss: **At Closing**  
 Type:

CrossSt:  
 Lot Num:  
 Sct/Twn:  
 Ttl Liv Ar: **1,124**  
 Beds: **2**  
 Baths: **2 (1 1)**  
 Age: **89**  
 Unit #:  
 # Prk: **0**  
 Sqft Below: **0**  
 Ttl Units:  
 Bse Pr Rng:  
 Sqft Range:  
 Lic Sell: **Designated Agent**  
 Schl District: **Collinsville DIST 10**  
 SubDiv Ph:  
 CDOM: **177**  
 Dual Age: **Yes**  
 Year Built: **1930**  
 AsscFee: **\$0**  
 Assc Pd: **Not Required**  
 Building #:  
 Pr/Sqft: **\$280.25**

### Rooms / Sizes

<u>Total Rooms</u>	<u>Bedrooms</u>	<u>Full Baths</u>	<u>Half Baths</u>
# Rms: <b>5</b>	Main Beds: <b>2</b>	Main Bths: <b>1</b>	Mn Bths: <b>1</b>
M & U Bds: <b>2</b>	Up Beds: <b>0</b>	Up Bths: <b>0</b>	Up Bths: <b>0</b>
M & U Bths: <b>2</b>	Low Beds: <b>0</b>	Low Bths: <b>0</b>	Lw Bths: <b>0</b>
<u>Type</u>	<u>Dimensions</u>	<u>Level</u>	<u>Flooring</u>
			<u>Window Covering</u>

### Details

# Fp: <b>0</b>	Garage Info: <b>2/0</b>	#Crp Sp: <b>0</b>	Cable: <b>Yes</b>
Fp Type: <b>None</b>		Fp Loc: <b>None</b>	
Conditions: <b>Unknown</b>			
Model:		Ht Src: <b>Gas</b>	
Builder:		Water Ht: <b>Gas</b>	
Sewer: <b>Public</b>		Water Sft:	
Architect: <b>Traditional</b>			
Dining: <b>Separate Dining</b>			
Water: <b>Public</b>			

Presented By: Shannon Middleton Phone: 618-541-0394

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Cool: **Ceiling Fan, Central-Electric**  
Heat: **Forced Air**  
Disclos: **Sellers Discl. Avail**  
Park Dsc: **Detached**  
Bdrm Dsc: **Divided Bdr Flr Plan**  
Construct: **Vinyl Siding**  
Kitchen: **Eat-In Kitchen**  
Spec Dsc: **No Exemptions**  
Base Dsc: **Unfinished**  
Lot Dsc: **Backs to Trees/Woods, Wooded**

### Remarks

Mrk Rmks: **3 Homes on 15.94+/- mostly wooded acres just minutes from downtown Collinsville, IL. Whether your looking for an investment property or your a developer/contractor, this property has lots of potential for both possibilities. Three existing home sites available to potentially renovate with water & utility hook-ups existing for a fourth (burned down years ago); or tear them down and subdivide the 11.47+/- Ac. parcel the 3 homes sit on. All 3 homes are 2BR homes with public utility hook-ups, gas furnaces, & all homes have basements, though unfinished. The 15.94 acres is made up of 4 joining parcels, 3 are located in Madison County and 1 located in St. Clair County. The property offers investment property (rental) income potential or tree harvesting income potential. Sellers are electing to sell the property in an as-is condition and will not make repairs as a result of any inspections. Acreage listed reflects 4 Parcels. 2017 Taxes Paid reflects all 4 parcels.**

Directions: **IL 159 to S. Clinton Road**

937 South Clinton St



