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**Online Only Real Estate Auction**  
**5 Spruce Drive, Belleville, IL 62221**

**3BR/1BA**  
**1,008± SF**  
**RANCH HOME**



***Bidding Closes: 5PM***  
***Tue., June 14, 2022***

***Viewing: 12-2PM***  
***Sun., June 12, 2022***

**County:** St. Clair ♦ **2021 Taxes:** \$1,749

**Exemptions:** Owner Occupied

**Parcel Number:** 08-23.0-115-008

**Zoning:** Single Family

**Total Lot Size:** .23± Ac

**Schools:** Belleville Dist. 118 & Belleville East HS

Terms: \$6,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 5% Buyers Premium  
List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 044000169

Any announcement made day of sale takes precedence over any printed material

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Great addition to any real estate portfolio! Located in a mature neighborhood in Belleville, IL. This 3BR/1BA ranch style home has a lot to offer. Situated on a spacious lot and built in 1956, the home is equipped with central heating and cooling as well as an attached 4 season's room complete with two entry points, large windows for natural light and an independent attached heating and cooling unit for year round enjoyment. The single full bath is shared by the homes three bedrooms. The kitchen is accessible from the attached single car garage and has an eat-in kitchen with breakfast bar and a gas stove/range. The living room has hardwood flooring and opens to the dining area directly off the kitchen. Washer and dryer hook ups are located in the garage along with the gas water heater and gas furnace. Within walking distance to schools and minutes away from all the Metro East amenities!



## *5 Spruce Drive Property Information*

*3BR/1BA~1,008± Sq. Ft. ♦ Year Built: 1956 ♦ Forced Air Heating ♦ Central Air ♦ Roof: Shingle  
Gas Furnace & Water Heater ♦ Water & Sewer: Public ♦ Basement: Crawl  
Electric: Fuses*



