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Online Only Real Estate Auction

604 S Charles Street, Belleville, IL 62220

2BR/1BA
1,118± SF HOME
w/ DETACHED
GARAGE



Bidding Closes: 6PM
Wed., July 27, 2022

Viewing: 12-2PM
Sun., July 24, 2022

County: St. Clair ♦ **2021 Taxes:** \$2,497

Exemptions: None

Parcel Number: 08-27.0-129-002

Zoning: Single Family

Total Lot Size: .15± Ac

Schools: Belleville Dist. 118 & Belleville East HS

Terms: \$3,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium
List subject to change without notice

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

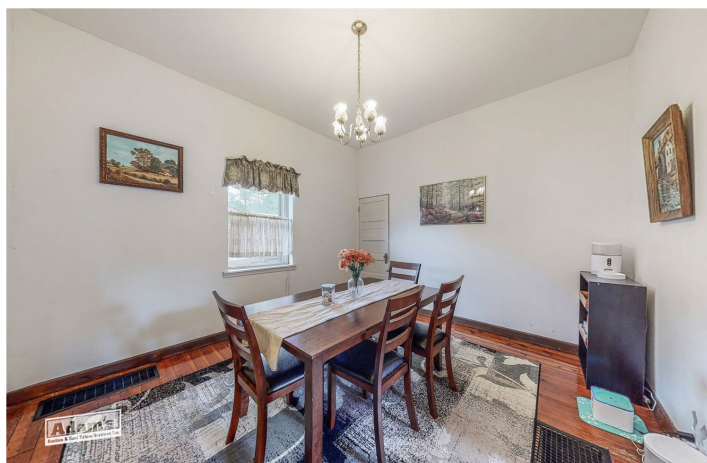
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Great opportunity to add to any rental property portfolio or purchase as a single family, move in ready home! This lovely pre-Civil War, historic home has been completely restored and is up to code. This home is one of the oldest homes in Belleville, IL and listed on the National Register of Historic Places. The home was built in 1851 and has had the same owner for the past 30 years. The home has been completely restored to include all modern amenities while keeping the original charm that is truly one of a kind! The beautifully finished, wide planked, hard red pine flooring is original to the home, as well as the front staircase which still has the original hand turned oak spindles intact. Large 10-foot ceilings open up the space of this 2BR/1BA home, with an abundance of natural light. The centrally located open concept kitchen is complete with walk in pantry and breakfast nook. The formal dining room is directly off the kitchen and down the hall from the main living room. The first bedroom is on the second floor with added space for an office or play area. The second bedroom is on the main level and is next to the homes shared full bathroom. Recent updates include a new furnace, AC unit & water heater, all installed in '21. The laundry area is in the lower, unfinished level of the home which offers an abundance of storage space. Situated on a spacious, fenced lot, with detached single car garage. The home has a current tenant who would stay on under new ownership. Within walking distance to shops and restaurants in Downtown Belleville! This home is a must see!



604 S Charles Street Property Information

2BR/1BA ~ 1,118± Sq. Ft. ♦ Year Built: 1851 ♦ Forced Air Heating ♦ Central Air ♦ Roof: Shingle
Gas Furnace & Water Heater ♦ Water & Sewer: Public ♦ Basement: Full, Unfinished ♦ Elec.: Circuit Breakers

