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**Online Only Real Estate Auction**

**104 N Indiana Avenue, Belleville, IL 62221**

**3BR/1BA  
1,344± SF HOME  
W/ FENCED  
BACKYARD**



***Bidding Closes: 5:30PM  
Thu., September 22, 2022***

***Viewing: 2:30-4:30PM  
Sun., September 18, 2022***

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

Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

**County:** St. Clair ♦ **2021 Taxes:** \$598  
**Exemptions:** Owner Occupied, Senior Citizen  
Senior Freeze

**Parcel Number:** 08-23.0-108-049

**Zoning:** Single Family

**Total Lot Size:** .14± Ac

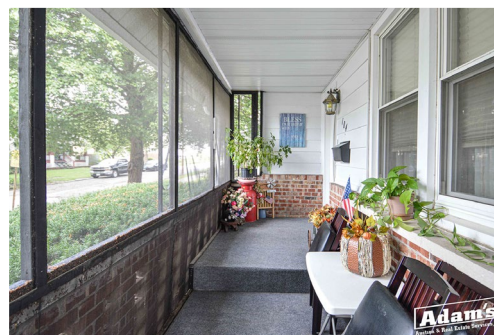
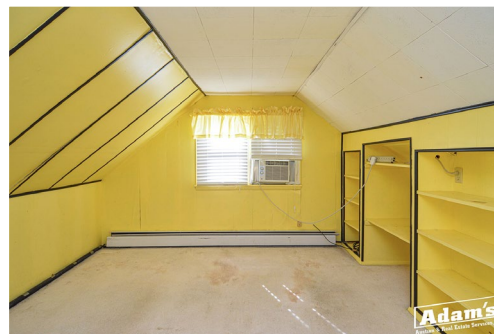
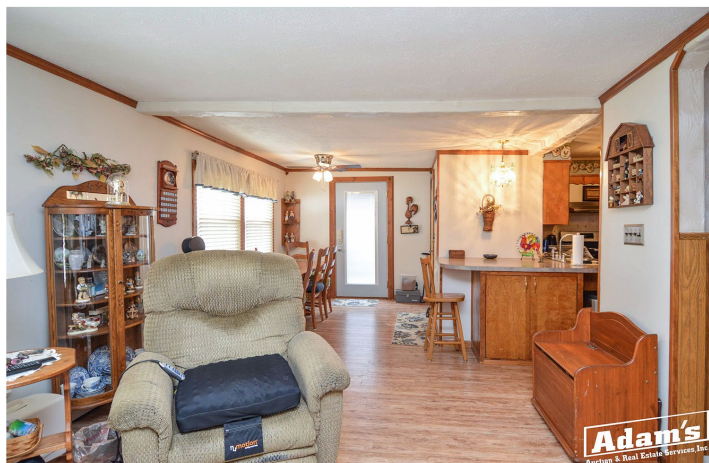
**Schools:** Belle Valley #118 & Belleville East HS

Terms: \$5,000 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



Practically move in ready home in a mature neighborhood of Belleville! Located at 104 N. Indiana Avenue, this 3BR/1BA home has a lot to offer. The main level living space offers an open concept kitchen with a breakfast bar and dining area which also opens to the family room. Rounding out the main floor square footage is a spacious living room with built-in bookshelves and a full bath with washer and dryer hook ups. A staircase leads to the remaining two bedrooms on the upper level as well as a bonus room that could be used as a fourth bedroom. The screened in front porch offers a place to sit and enjoy in the outdoors. A full, though unfinished basement offers plenty of extra storage space. There is a detached one car garage with electric garage door at the rear of the property. Situated on a spacious lot with paved patio and attached deck that is accessed from the kitchen. Come by the upcoming open house to see this homes potential!





# 104 N Indiana Avenue Property Information

3BR/1BA ~ 1,344± Sq. Ft. ♦ Year Built: 1906 ♦ Baseboard Heating ♦ Window Unit Air Conditioning  
Gas Powered Hot Water Boiler ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle  
Basement: Full, Unfinished ♦ Electric: Circuit Breaker

