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Online Only Real Estate Auction
28 Shady Lane, Belleville, IL 62221

3BR/1.5BA
1,591± SF HOME
ON .42± AC IN
CHENOT PLACE



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

Viewing: 12-2PM
Sun., September 18, 2022

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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:** \$4,468

Exemptions: None

Parcel Number: 08-24.0-108-010

Zoning: Single Family

Total Lot Size: .42± Ac

Schools: Belle Valley #119 & 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
Any announcement made day of sale takes precedence over any printed material

Do not miss your opportunity to make this 3BR/1.5BA all brick, ranch home your own! This wonderfully charming home is situated in the center of a nearly half-acre lot in the sought after subdivision of Chenot Place! This great mid-century modern home offers fresh paint and brand new carpeting in the L-shaped living room/dining room combo, the hallway and all 3 bedrooms. The original hardwood flooring exists under the carpeting. The living room is complimented by a large window with views of the lush greenery in the spacious back yard, and a wood burning fireplace with a wall to wall stone surround. In the galley style kitchen are custom cabinets with frosted, ribbed glass doors that slide open opposite a small pantry. The breakfast nook separates the kitchen from an open laundry area, a ¾ bath and access to the oversized 2 car garage. Enjoy the back yard from the covered patio which is also perfect for entertaining friends and family! This home is a must see!



28 Shady Lane Property Information

3BR/1.5BA ~ 1,591± Sq. Ft. ♦ Year Built: 1953 ♦ Forced Air Heating ♦ Central Air (1 Window Unit)
Gas Furnace (Heat Pump) ♦ Gas & Electric Heater ♦ Water & Sewer: Public ♦ Roof: Rubber
Basement: Crawl ♦ Electric: Circuit Breaker ♦ Attic Fan

