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Online Only Real Estate Auction

804 Shadow Ridge Crossing, O'Fallon, IL 62269

3BR/3BA
2,319± SF RANCH
HOME w/ FINISHED
BASEMENT



Bidding Closes: 5PM
Wed., August 31, 2022

Viewing: 12-2PM
Sun., August 28, 2022

County: St. Clair ♦ **2021 Taxes:** \$6,259
Exemptions: Owner Occupied, Senior Citizen
Parcel Number: 04-29.0-214-008
Zoning: Single Family
Total Lot Size: .34± Ac
Schools: O'Fallon Dist. #90 & O'Fallon HS

Terms: \$15,000 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

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Practically move in ready home with many recent updates in O'Fallon IL! This open concept ranch home is a must see. Complete with 3BR/3BA, the master suite has a private full bath with large tub and stand alone shower. All three bedrooms had new carpet installed in '22. The kitchen & living room flow together under vaulted ceilings w/ a separate formal dining room in the front of the home that could be used as office space. The living room has a floor to ceiling brick mantel with gas burning fireplace while the kitchen boasts a quartz countertop island with built in electric stove top, a breakfast nook and walk-in pantry with washer and dryer hook up that leads into the oversized 2 car garage! The kitchen was remodeled & updated w/ all new appliances in '15. The partially finished basement has a large living area with gas burning fireplace, a full bath and bonus room that could be used as a 4th BR. The unfinished areas of the basement provide ample storage space w/ additional wash & dryer hook ups for added convenience. The home has a finished four season room w/ access off the kitchen as well as from the back deck. A combination of beautiful hardwood flooring and carpet runs through the home. All windows were replaced with Dalco windows in '19, Furnace and AC were replaced in '13 and the home had a new roof installed in '11.



804 Shadow Ridge Crossing Property Information

3BR/3BA ~ 2,319± Sq. Ft. ♦ Year Built: 1994 ♦ Forced Air Heating ♦ Central Air ♦ Roof: Shingle
Gas Furnaces & Water Heater ♦ Water & Sewer: Public ♦ Basement: Full, Partially Finished
2 Car Garage ♦ Electric: Circuit Breakers

