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Online Only Real Estate Auction

213 N Hunter Street, Lebanon, IL 62254

3BR/1BA
1,290± SF
RANCH HOME



Bidding Closes: 5PM
Wed., December 14, 2022

Viewing: 12 - 2PM
Sun., December 11, 2022

County: St. Clair ♦ **2021 Taxes:** \$2,031
Exemptions: Owner Occupied, Senior Citizen
Parcel Number: 04-24.0-206-015
Zoning: Residential
Total Lot Size: .27± Ac.
Schools: Lebanon Unit 9 & Lebanon HS

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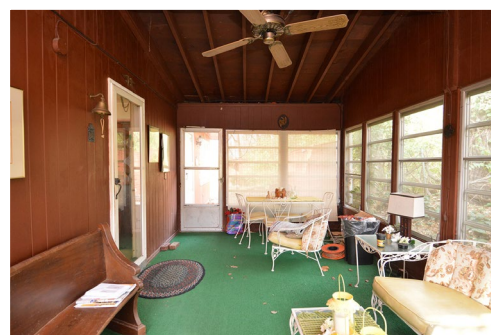
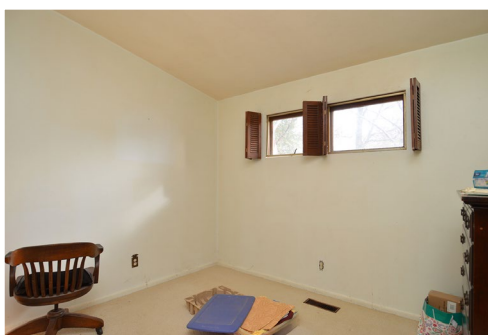


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Terms: \$5,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium
List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 044000169
Any announcement made day of sale takes precedence over any printed material

A few modern updates could make this a fantastic single-family home! The property has a great location being within walking distance to shopping and restaurants in downtown Lebanon and just one block away from McKendree University, and a five-minute walk to the Hett Center for the Arts and all of its musical and theatre events. The home has 3BR/1BA with a handicap shower and rain-forest shower head. Spacious living room that wraps around into the kitchen. A full laundry room is right off the kitchen as well as the large family room complete with gas burning brick fireplace and direct access to a paved patio. The home sits on a spacious well landscaped lot and has a concrete paved driveway that ends at the homes attached sun room. Also, ample off-street parking is available in front. The spacious sun room is complete with electric and ceiling fan. You can access the side door of the house from the sun room as well as the back paved patio. The home features a large partially fenced backyard that allows room for additions on the home if wanted. There is also an additional outbuilding in the back yard with full electric that could be used as a workshop or for additional storage. The home has a unique feature in that it has all-natural solid redwood siding! The home is slab on grade with central natural gas heating and air and is on city water and sewer. Recent updates to the home include a full EPDM flat roof installed over the family room in 2019 as well as a new roof on the original part of the home also installed in 2019. Just minutes from I-64, I-70 and Scott Air Force Base by car! Stop by the upcoming open house and see this home's true potential and great location!



213 N Hunter Street Property Information

3BR/1BA ~ 1,290± Sq. Ft. ♦ **Year Built:** 1955 ♦ **Forced Air Heating** ♦ **Central Air** ♦ **Roof:** EPDM
Gas Furnace & Water Heater ♦ **Water & Sewer:** Public ♦ **Basement:** Slab ♦ **Electric:** Fuses
Exterior: Redwood ♦ **Garage:** None ♦ **Detached Play House has Electric**

