

Professional Real Estate Auctions By:
Adam's
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Online Only Real Estate Auction

2921 Bridle Lane, Swansea, IL 62226

3BR/3BA
3,921± SF HOME
ON .27 ACRES



Bidding Closes: 5PM
Thur., Decemeber 15, 2022

Viewing: 2:30-4:30PM
Sun., December 11, 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:** \$4,628

Exemptions: Owner Occupied,
Senior Citizen

Parcel Number: 08-09.0-309-011

Zoning: Residential

Total Lot Size: .27Acres

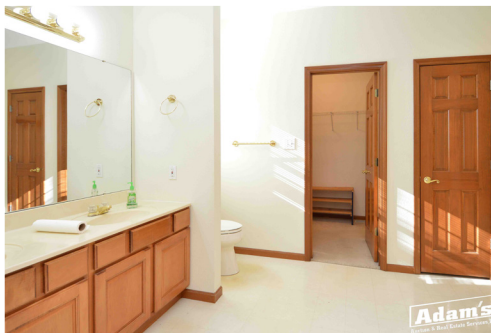
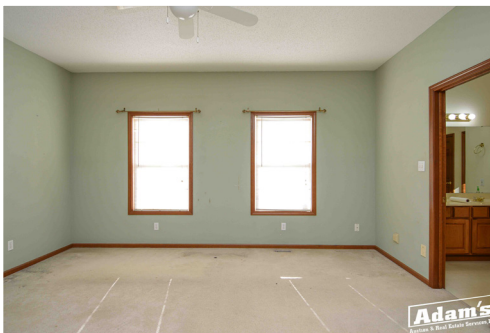
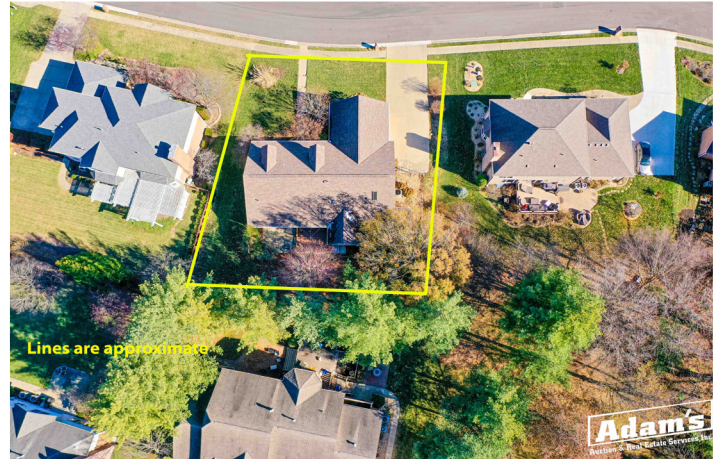
Schools: Belleville HS #201, Wolf Branch # 113

Terms: \$10,000 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

Practically move in ready with a few updates! The home is located in the Polo Run Subdivision and is conveniently located off Rt 161 near all Metro East amenities. The Home boasts three bedrooms and three full baths. The master suite has its own private bath with jacuzzi tub, his and her vanity, walk in shower and large walk-in closet. The large, finished basement offers a bonus room that could be used as a fourth bedroom as well as an office space with French doors. Spacious living room with separate formal dining room and gas fireplace. The laundry room has a utility sink and opens to the attached two car garage. Open kitchen concept with eat in island and breakfast nook. The homes finished four seasons room is accessed from the kitchen and is complete with a built-in heating and air conditioning unit. The home has a well-maintained solid brick exterior, full in-house vacuum system, central heating and air and has been professionally landscaped. Mine subsidence claim has been paid on property.



2921 Bridle Lane, Property Information

3BR/3BA ~ 2,262± Sq. Ft. ♦ Year Built: 1998 ♦ Forced Air Heating ♦ Central Air ♦ Roof: Single
Gas Furnace & Electric Water Heater ♦ Water & Sewer: Public ♦ Electric: Circuit Breaker
Basement: Full Partially Finished (1,659± SF) ♦ Garage: 2 Car attached

