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Online Only Real Estate Auction

419 Oak Hill Dr. Belleville, IL 62223

4BR/3.5BA
3,261± SF HOME
ON .37 ACRES



Bidding Closes: 5PM
Thur., January 19, 2023

Viewing: 12 - 2PM
Sun., January 15, 2023

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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:** \$7,252

Exemptions: Senior Citizen,
Owner Occupied, Disabled Person

Parcel Number: 07-02.0-301-011

Zoning: Residential

Total Lot Size: .37 Acres

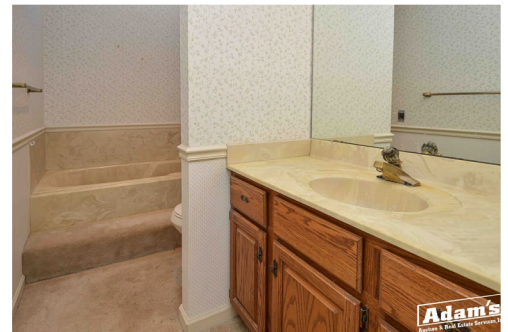
Schools: Harmony-Emge#175, Belleville HS West #201

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 stunning home! Boasting four bedrooms with three and a half baths. The above grade SF is 3,261 with an approximate 1,050± SF of additional livable space in the basement. The master suite is on the main level with large walk-in closet and private full bath. The Large living room with built in wet bar and gas burning fireplace is off the main entrance of the home and opens into the kitchen complete with breakfast nook. The formal dining room could be converted into office space. The two upstairs bedrooms share a full bath. The side bedroom also has its own access to the bathroom as well as a large walk-in closet. The front bedroom opens into a large, vaulted bonus room that could be used as a fifth bedroom. The partially finished basement has a half bath and built-in bar area with a separate unfinished utility room. The large two car attached garage sits up the paved driveway and has a separate exterior door that leads to the covered back deck complete with gazebo and hot tub. Conveniently located close to schools and just minutes from IL Rte. 15 and all Metro East amenities!



419 Oak Hill Dr. Property Information

4BR/3.5BA ~ 3,261± Sq. Ft. ♦ Year Built: 1986 ♦ Forced Air Heating ♦ Central Air ♦ Roof: Shingle
Electric Furnace & Water Heater ♦ Water & Sewer: Public ♦ Electric: Circuit Breaker
Basement: Full/Partially Finished (1,518± SF) ♦ Garage: 2 Car attached

