

Professional Real Estate Auctions By:
Adam's
Auction & Real Estate Services, Inc.
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Online Only Real Estate Auction

2308 Arnold Drive Granite City, IL 62040

3BR/2BA
1,610± SF HOME
ON .24 ACRES



Bidding Closes: 5PM
Wed., February 22, 2023

Viewing: 12 - 2PM
Sun., February 19, 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: Madison ♦ 2021 Taxes: \$1,129

Exemptions: Senior Citizen,
Owner Occupied, Senior Assessment Freeze
Parcel Number: 17-2-20-04-06-102-012

Zoning: Residential

Total Lot Size: .24 Acres

Schools: Granite City CU #9, Granite City 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

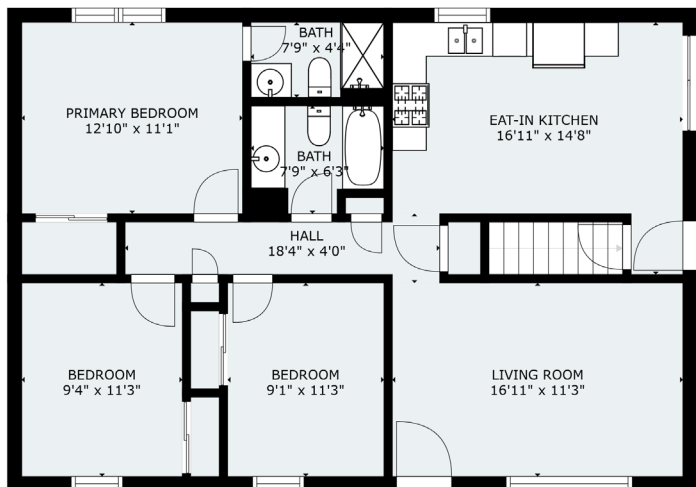
Any announcement made day of sale takes precedence over any printed material

Practically move in ready 3BD/2BA solid brick ranch style home on a spacious lot! This property would be great for the first-time home buyer or as an addition to a rental portfolio. Partially finished basement with an eat in kitchen. Spacious living room with a mix of carpet and hardwood floorcoverings. Master suite has a private full bath and the remaining two bedrooms share a full bath off the main hallway. The home has a covered paved back patio with built in BBQ grill that is accessed through a sliding glass door off the kitchen. The attached two car garage has an electric garage door and also opens into the kitchen. The home sits on approximately .24+/- acres and has a spacious fenced backyard perfect for entertaining. Conveniently located just minutes from I-270!

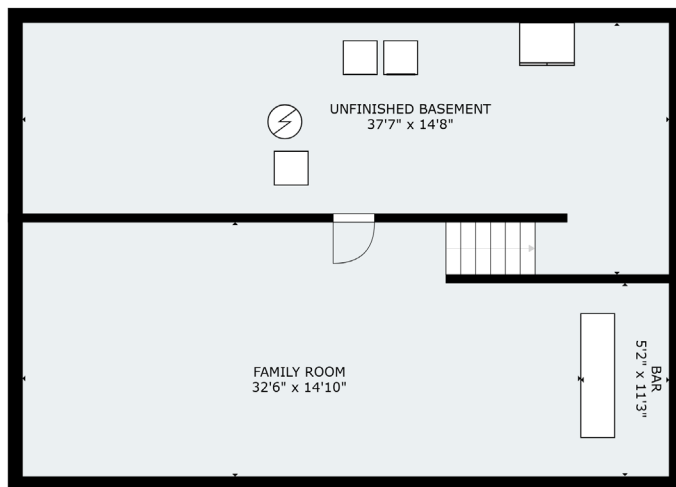


2308 Arnold Drive Property Information

3BR/2BA ~ 1,610± Sq. Ft. ♦ Year Built: 1971 ♦ Forced Air Heating ♦ Central Air ♦ Roof: Shingle
Gas Furnace & Water Heater ♦ Water & Sewer: Public ♦ Electric: Circuit Breaker
Basement: Full/Partially Finished (518± SF) ♦ Garage: 2 Car attached



FLOOR 2



FLOOR 1

