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Online Only Real Estate Auction  
**116 Indian Hill Drive, Belleville, IL 62223**

**4BR/2BA  
1,524± SF HOME  
W/ ATTACHED  
GARAGE**



***Bidding Closes: 6PM  
Thu., March 23, 2023***

***Viewing: 2:30-4:30PM  
Sun., March 19, 2023***

**County:** St. Clair ♦ **2021 Taxes:** \$3,249

**Exemptions:** None

**Parcel Number:** 07-10.0-407-007

**Zoning:** Single Family

**Total Lot Size:** .28± Ac

**Schools:** Harmony-Emge Dist. #175, Belleville West 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

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Calling all investors! Great opportunity to acquire this 4BR/2BA single family home in a mature Belleville neighborhood! Located at 116 Indian Hill Drive. The home is a split level with 3 bedrooms on the upper level and an additional bedroom on the lower level. The lower-level bedroom has a private bath and a separate entrance that leads to the back yard. The home has a spacious living room that opens into the kitchen complete with dining area. The attached two car garage is accessed from the front paved driveway. Situated on a spacious .28+/- AC lot with a screened sitting area and small shed for storage. The home is conveniently located minutes from Rte. 15 and I-255!





# 116 Indian Hill Drive Property Information

4BR/2BA ~ 1,524± Sq. Ft. ♦ Year Built: 1960 ♦ Central Air Conditioning  
Gas Boiler, Radiant Heat ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle  
Basement: Partially Finished, Slab ♦ Electric: Breaker Box

