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Online Only Real Estate Auction

**32 Belle Drive, Fairview Heights, IL 62208**

**3BR/2BA  
1,288± SF HOME  
W/ ATTACHED  
GARAGE**



***Bidding Closes: 5PM  
Tue., April 25, 2023***

***Viewing: 12-2PM  
Sun., April 23, 2023***

**County:** St. Clair ♦ **2021 Taxes:** \$1,221

**Exemptions:** Owner Occupied, Senior Citizen,  
Senior Assessment Freeze

**Parcel Numbers:** 03-34.0-103-033  
03-34.0-103-032

**Zoning:** Single Family

**Total Lot Size:** .60± Ac

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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Well maintained 3BD/2BA single family home in Fairview Heights! Located directly off Rte. 159. This full brick, ranch style home is practically move in ready with a few modern updates. The home sits on a spacious 0.60+/- acre lot with an additional detached 24'x20' 2 car garage that could double as a workshop. The home has a spacious living room with a wood burning fireplace, open kitchen with breakfast nook and attached 2 car garage. There is a additional utility/laundry room attached to the garage that has the homes second full bath. Conveniently located minutes from I-64, dining and shopping in the Metro East, and just 15 minutes to downtown St. Louis!





# 32 Belle Drive Property Information

3BR/2BA ~ 1,288± Sq. Ft. ♦ Year Built: 1958 ♦ Forced Air Heating ♦ Central Air Conditioning  
Gas Furnace ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle  
Basement: None, Crawl Space ♦ Electric: Breaker Box





# ADDITIONAL PROPERTY PHOTOS

