

Professional Real Estate Auctions By:

Adam's

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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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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.

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. There is no drivable access to the garage. It can be used for storage of lawn equipment or used as a work shop. 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

