

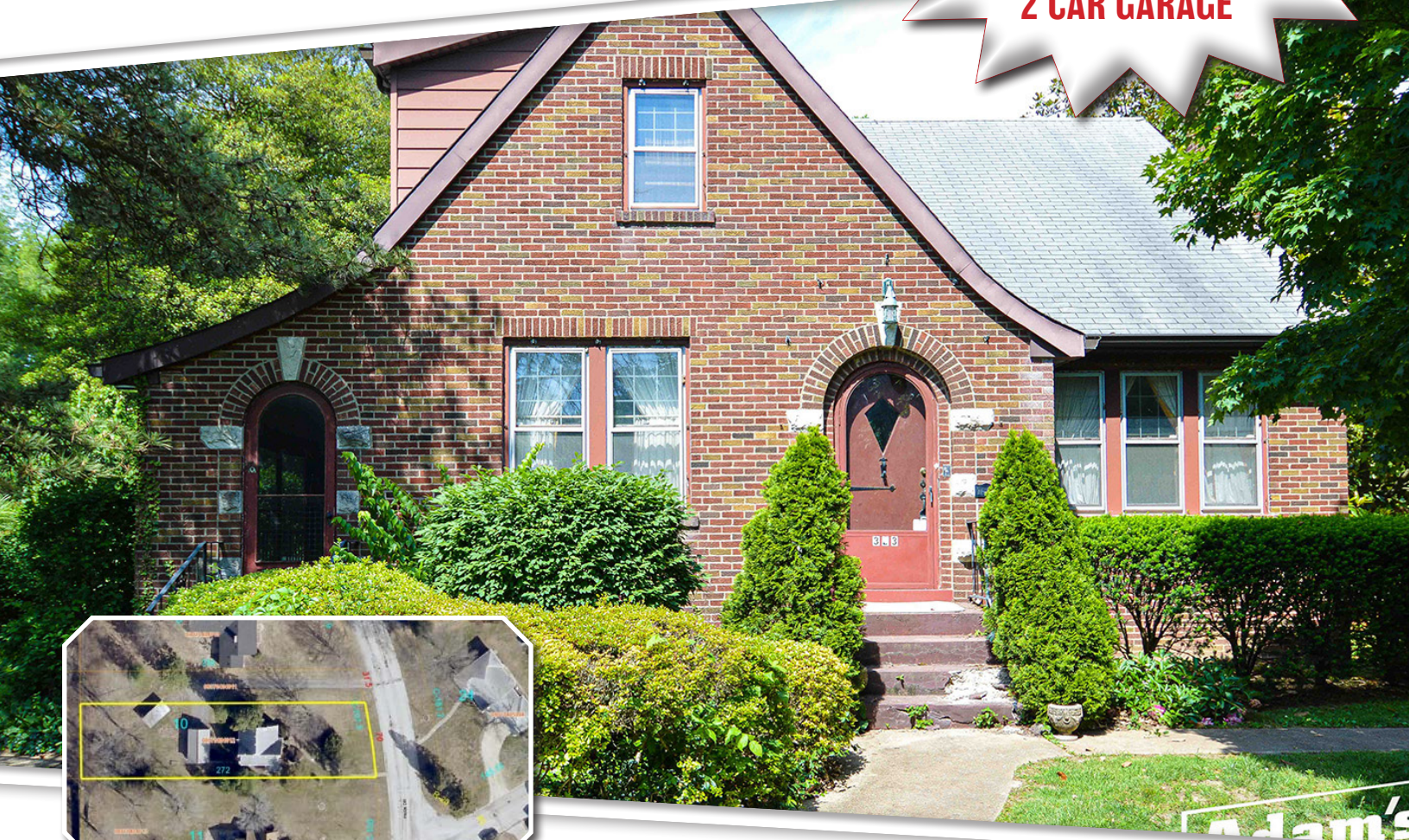
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Online Only Real Estate Auction

323 Park Drive, Belleville, IL 62226

5BR/3BA
2,746+/- SF HOME
W/DETACHED
2 CAR GARAGE



Bidding Closes: 6PM
Wed., June 28, 2023

Viewing: 12-2PM
Sun., June 25, 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 ♦ **2022 Taxes:** \$3,506

Exemptions: Owner Occupied, Senior Citizen,

Parcel Number: 08-07.0-404-012

Zoning: Residential

Total Lot Size: 0.43+/- Acres

Schools: Belleville Dist. #118, Belleville HS West

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

323 Park Drive Property Information

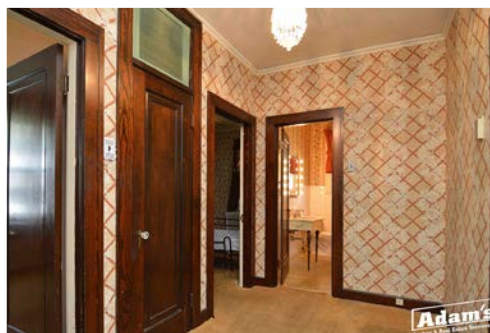
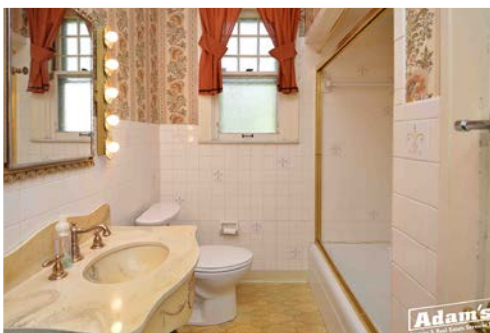


0.43± AC. ♦ 5BR/3BA ♦ 2,746+/- Finished SF. ♦ Year Built: 1931

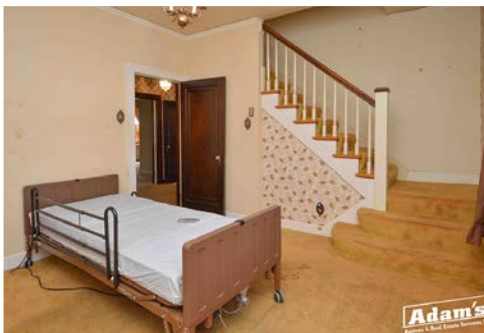
Basement: Full/Partially Finished ~ 490+/- Finished SF ♦ Electric: Breaker Box ♦ Sewer: Public ♦ Water: Public

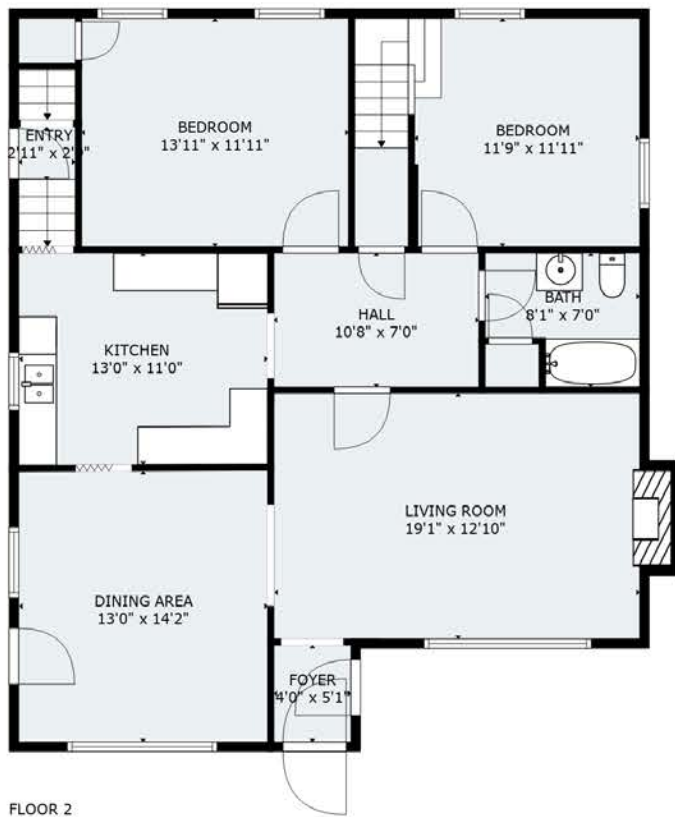
Paved Driveway ♦ Gas Furnace ♦ Gas Water Heater ♦ Detached 2 Car Garage

Central Air Conditioning ♦ Gas Powered Boiler w/ Radiant Heat ♦ Roof: Shingle ♦ Fireplace: 1, Woodburning

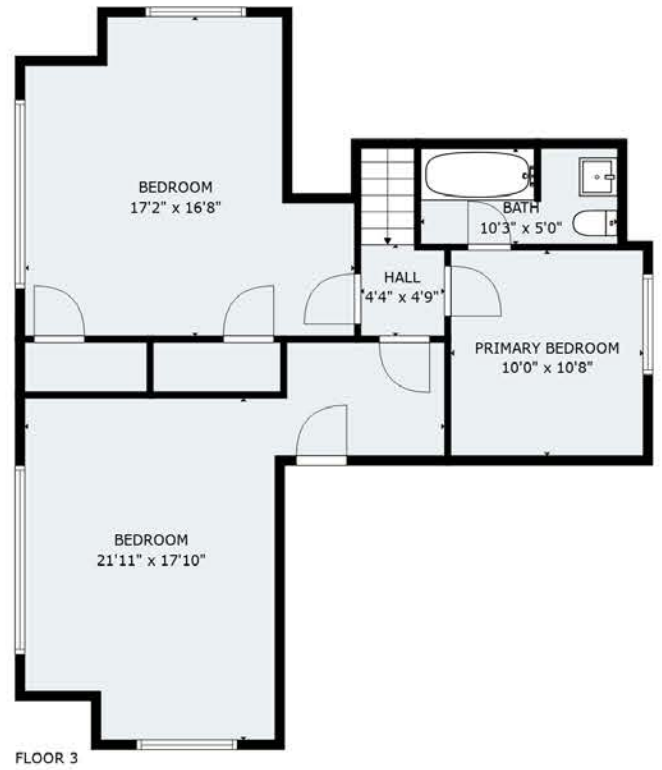


5BR/3BA one and a half story home with a partially finished full basement in Belleville! The home is located within walking distance of Longacre Park, Memorial Hospital, and a 10-minute drive to I-64. This home features a spacious living room with wood burning fireplace, formal dining room, walk through kitchen, first floor bath, and two main story bedrooms. The second story features three bedrooms, one en-suite. The full basement is partially finished and includes a built-in bar and recreational area with a full bath. The home has a detached two car garage, covered carport, and ample off-street parking. Conveniently located minutes from the Memorial Hospital Metro Link Station and all Metro East Amenities!

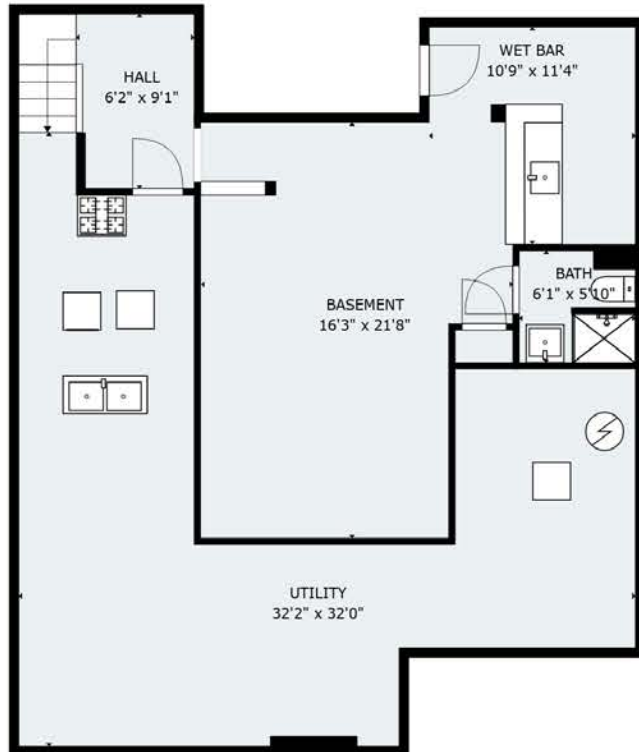




FLOOR 2



FLOOR 3



FLOOR 1