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**4BR/2BA  
REMODELED HOME  
W/ FULL BASEMENT**

**Online Only Real Estate Auction**  
**216 North Broadway, Centralia, IL 62801**



***Bidding Closes: 6PM***  
***Wed., Sept., 27, 2023***

***Viewing: 12-2PM***  
***Sun., Sept., 24, 2023***

**County:** Marion ♦ **2022 Taxes:** \$2,159

**Exemptions:** None

**Parcel Number:** 14-20-000-690

**Zoning:** Residential

**Total Lot Size:** 0.24± Ac

**Schools:** Centralia City School, Centralia HS

Terms: \$10,000 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

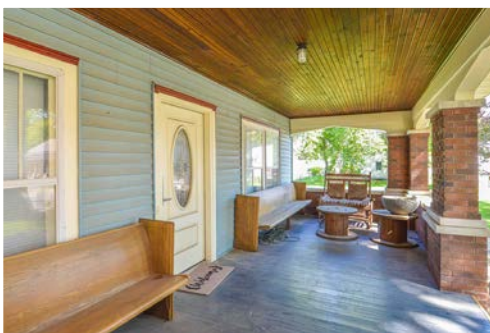
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Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction 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.



Beautifully restored 4BR/2BA practically move in ready home on a spacious lot in Centralia! The main level of the home boasts a spacious living room, separate dining room, front bonus room, full bath, large bedroom, and kitchen. The second floor has a sitting area off the staircase landing, a full bath, and three large bedrooms all with walk-in closets. The home was completely rehabbed and remodeled in 2020 including, all new plumbing, electric, hard wired internet connections, and bathrooms. The home offers classic charm including glass French doors, pocket doors, built in cabinetry and woodwork throughout the home. The exterior of the home features a large covered front porch, a covered back porch off the kitchen, concrete driveway, and detached 2 car garage. Perfect opportunity for a single family residence or used as an AIR-BNB!



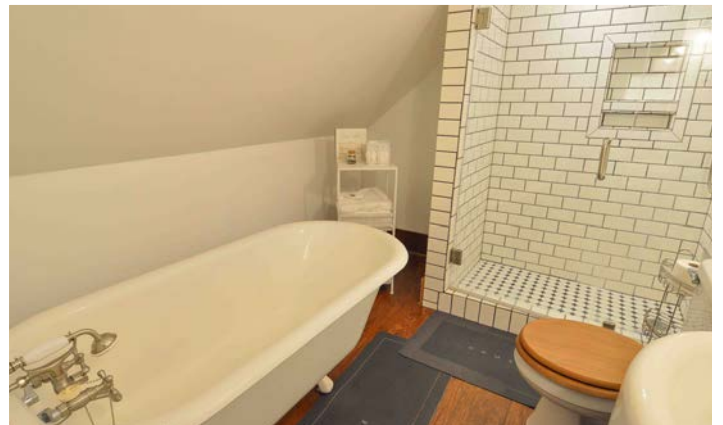
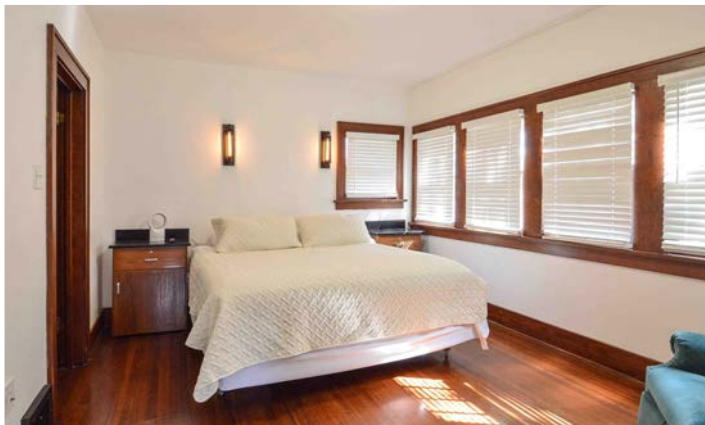
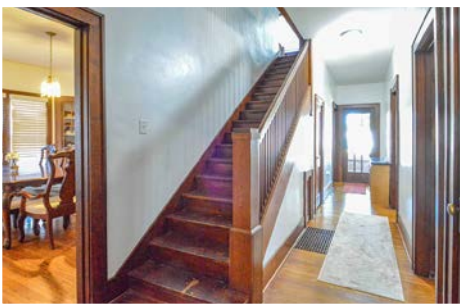


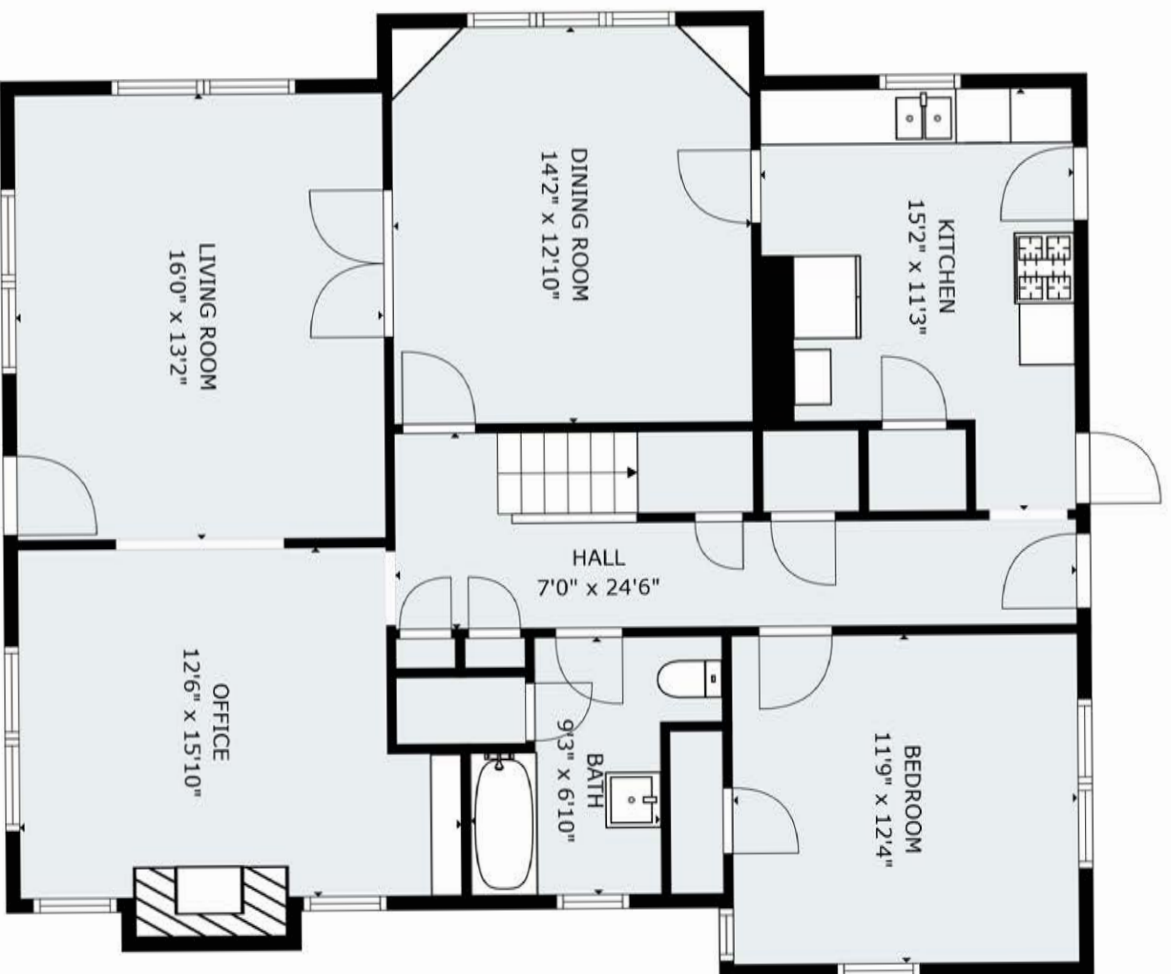
# 216 North Broadway Property Information

4BR/2BA ~ 2,632± Sq. Ft. ♦ Year Built: 1923 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace

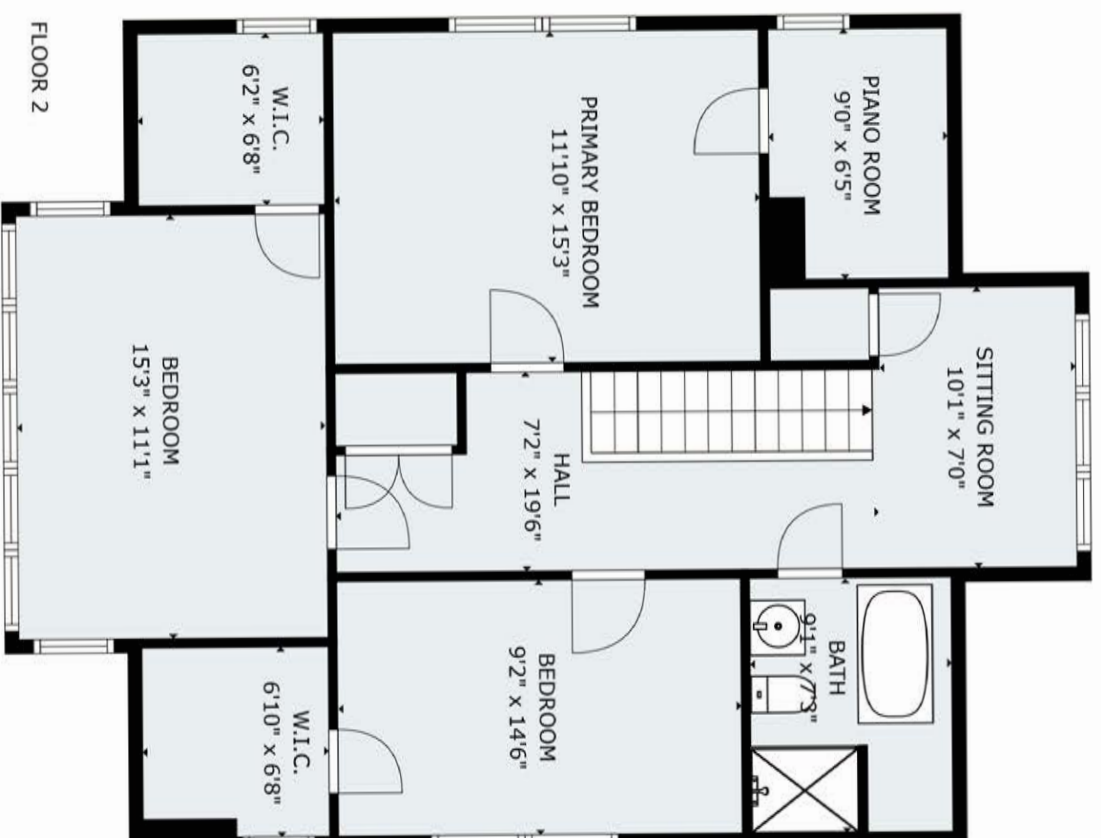
Gas Tankless Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle

Basement: Full, Unfinished ♦ Electric: Circuit Breaker ♦ Concrete Driveway





FLOOR 1



FLOOR 2

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.