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Online Only Real Estate Auction

605 West Adams Street, Millstadt, IL 62260

**3BR/2BA HOME  
w/ A FULL BASEMENT  
ON 0.34+/- AC**



*Bidding Closes: 5:30PM*  
*Wednesday, October, 18, 2023*

*Viewing: 2:30-4:30PM*  
*Sunday, October 15, 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:** \$4,044  
**Exemptions:** Owner Occupied, Senior Citizen  
**Parcel Number:** 12-09.0-438-009  
**Zoning:** Single Family  
**Total Lot Size:** 0.34± Ac  
**Schools:** Millstadt Dist #160, 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

# 605 West Adams Street Property Information

3BR/2BA ~ 1,510± Sq. Ft. (Above Grade) ♦ Year Built: 1953 ♦ Forced Air Heating ♦ Central Air

Gas Furnace ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Tar & Gravel

Basement: Full, Partially Finished ~ 923± Finished Sq. Ft. ♦ Electric: Circuit Breaker ♦ Concrete Driveway

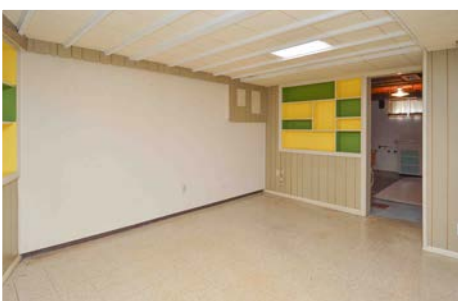
Water Softener • Whole Home Vacuum • 2 Car Covered Carport

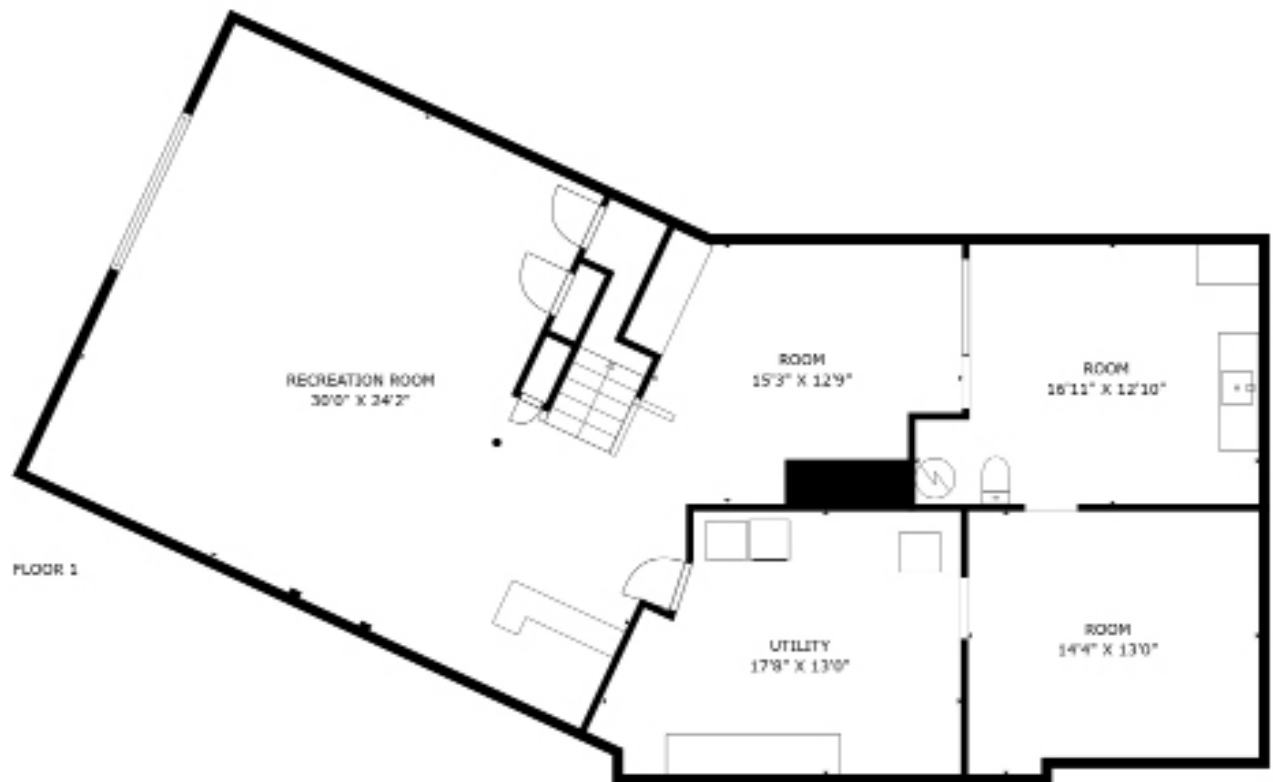
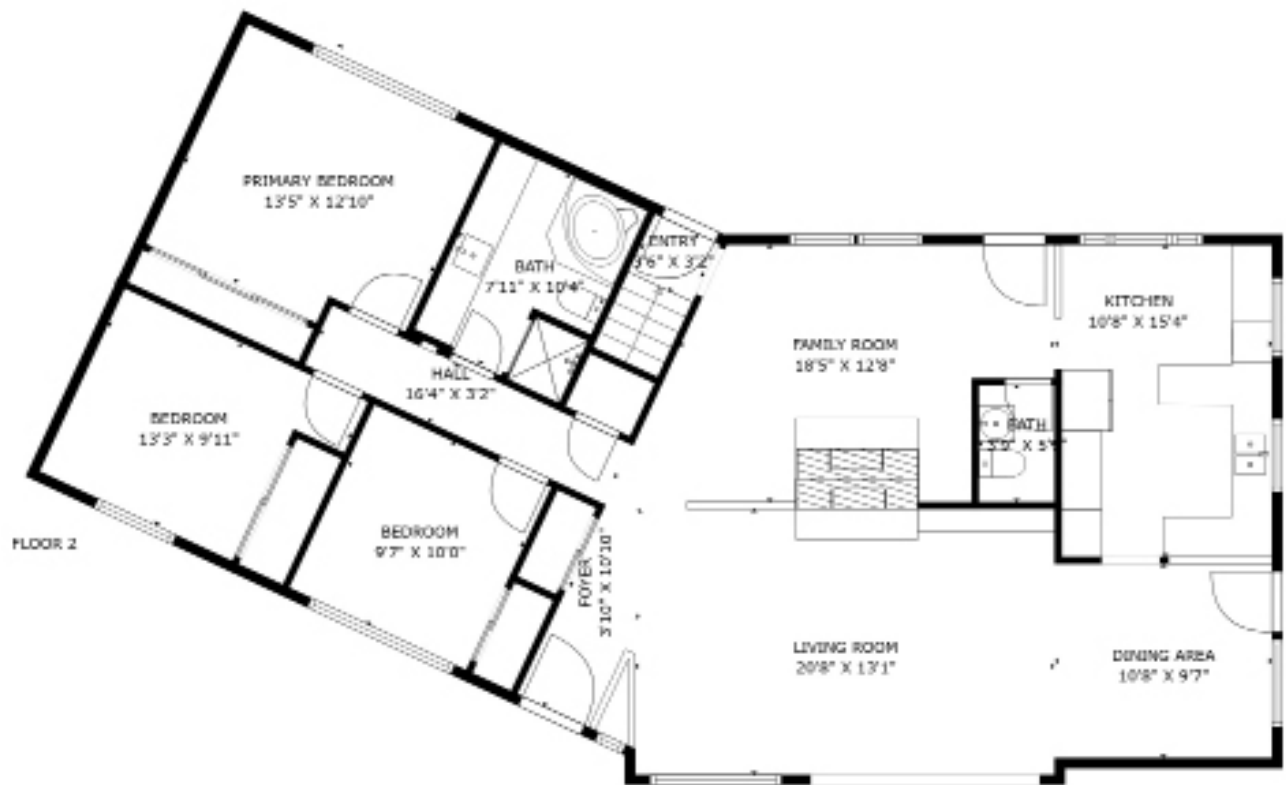


3BR/2BA home on a spacious corner lot in Millstadt! The main level of the home features a spacious living room with gas fireplace, a kitchen with breakfast nook, a family room with gas fireplace, a half bathroom, three bedrooms and a full bathroom. The home has a full, partially finished basement with a built-in wet bar and a large recreational room. The exterior features a well-maintained brick and stone exterior with a covered 2 car carport, covered concrete back patio, and manicured landscaping. Situated on a spacious 0.34+/- acre corner lot in the Millstadt School District!



# *Additional Property Photographs*





GROSS INTERNAL AREA  
 Below Ground: 1085 sq. ft, FLOOR 2: 1460 sq. ft  
 EXCLUDED AREAS: ROOM: 376 sq. ft  
 TOTAL: 2545 sq. ft

Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.