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Mobile (618) 530-8751

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Online Only Real Estate Auction

10 West Waters Edge Drive, Shiloh, IL 62221

5BR/4BA

ESTATE HOME

W/ FULL BASEMENT

ON 1.25+/- ACRES



Bidding Closes: 5PM
Thu., February 29, 2024

Viewing: 12-2PM
Sun., Feb. 25th, 2024

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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:** \$9,138

Exemptions: Owner Occupied, Senior Citizen

Parcel Number: 08-02-0-402-004

Zoning: Residential

Total Lot Size: 1.25+/- Acres

Schools: Whiteside Dist. #115, Belleville East 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

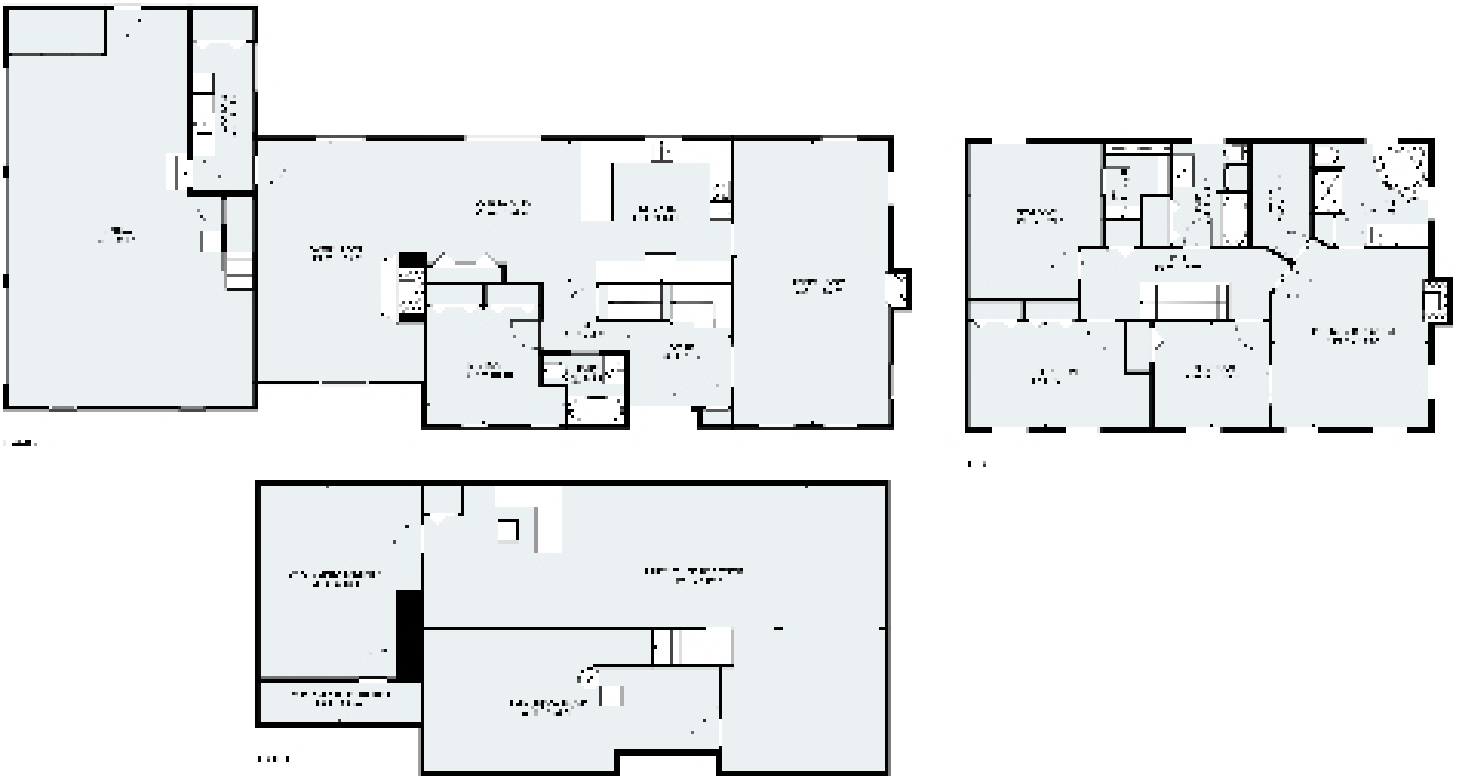
10 West Waters Edge Drive Property Information



1.25± AC Lot ~ 4,664 Sq. Ft. (Includes 1,368 ± SF. Below Grade) ♦ Year Built: 1987 ♦ Fireplaces: 3, Gas Burning
Gas Water Heater & Forced Air Heating ♦ Central Air ♦ Roof: Shingle ♦ Gas Furnace ♦ Sewer & Water: Public
Three Full and One Half Bath ♦ Electric: Circuit Breaker
Paved Driveway ♦ Stamped Concrete Front Walk Way ♦ 3 Car Attached Garage
NU-Tone Built In Central Vaccum System ♦ Master Suite W/ Full, Private Bath



Gorgeous, practically move in ready home, in the highly sought after neighborhood of Ravenwood Lake Estates and just minutes from I-64! This estate home offers 5 bedrooms with 3 full baths and 1 half bath and sits on a large 1.25+/- AC lot. The eat-in kitchen opens to the family room which includes one of three gas burning fireplaces complete with brick mantle. Spacious main living room with formal dining area as well as the home's second gas burning fireplace. There is one bedroom on the main level with a separate full bath. The remaining three bedrooms are on the second floor of the home and share a full bath in the hallway. The master suite is also located on the second floor and boasts a gas burning fireplace, private full bath with Jacuzzi tub and large walk-in closet. The home has a full finished basement with a bonus room that could be used as a sixth bedroom. The basement also has a built-in bar area and utility room. The attached oversized three car garage has ample parking as well as an upstairs storage loft. Exterior features of the home include a well-maintained full brick exterior, stamped concrete front walkway and a covered paved back patio that is accessed from the kitchen. The home sits at the front of a cul-de-sac and is conveniently located near shopping and restaurants within the Metro East!



Additional Property Photos



Additional Property Photos

