

## For Online Bidding Visit: www.AdamsAuctions.hibid.com

## **Online Only Real Estate Auction** 115 Superior Drive, Belleville, IL 62223

3BR/2BA HOME w/ FULL BASEMENT ON 2 LOTS!

*Bidding Closes: 5PM Thursday, February 22, 2024* 

*Viewing: 12-2PM* Sunday, February 18, 2024 County: St. Clair • 2022 Taxes: \$2,740 Exemptions: Owner Occupied Parcel Numbers: 02-35.0-414-025, 02-35.0-414-026 Zoning: Single Family Total Lot Size: 0.45± Ac Schools: Signal Hill Dist. #181 & Belleville West HS

Terms: \$5,000 Down Day of Sale on Real Estate Balance Due in 30 Days • 10% Buyers Premium or \$1,500 Minimum List subject to change without notice Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169 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.



## 115 Superior Drive Property Information 3BR/2BA ~ 1,730± Sq. Ft. • Year Built: 1940 • Forced Air Heating • Central Air • 20' x 25' Attached Garage

3BR/2BA ~ 1,730± Sq. Ft. • Year Built: 1940 • Forced Air Heating • Central Air • 20' x 25' Attached Garage 2 Lots Totaling 0.45± Acres • Gas Furnace • Gas Water Heater • Electric: Circuit Breakers • Roof: Shingle Basement: Full, Unfinished • Paved Driveway • Water & Sewer: Public • Gas Burning Fireplace • Sump Pump

Potential filled 3BR/2BA ranch home with a full basement on two parcels in Signal Hill! The main level features a large living room and a family room complete with gas burning fireplace, a kitchen and a separate dining room, an office, all three bedrooms, a full bathroom, and a three-quarter bathroom. The home has a full unfinished basement with washer and dryer hook-ups and an attached 2 car garage that is accessible through a back door. Situated on two lots with approximately 0.45 +/- acres and in the Signal Hill School District!









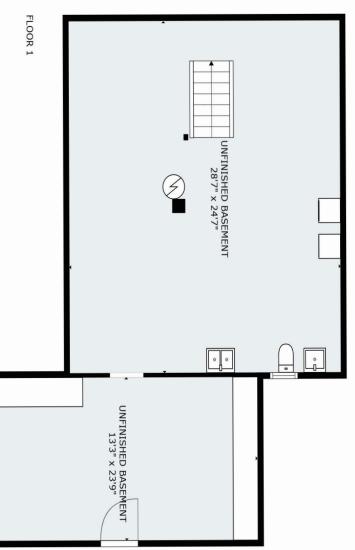


## Additional Property Photographs











FLOOR 2 -• ROOM 12'10" x 9'8" FAMILY ROOM 16'7" × 17'9" ° 0 KITCHEN 11'11" x 9'8" 0 ÷ LIVING ROOM 13'9" x 10'11" DINING ROOM 7'10" x 13'3" 7'3" x 8'1 BEDROOM 10'2" x 8'10" HALL 8'11" x 6'2" (.) 6 HTA8 "L1'8 × "3'4 12" × 12" 14LL PRIMARY BEDROOM 13'3" x 10'1" BEDROOM 9'9" x 10'8"