

Professional Real Estate Auctions By:

Adam's

Auction & Real Estate Services, Inc.
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Online Only Real Estate Auction
149 Troy Road, Collinsville, IL 62234

**3BR/1.5BA HOME
ON 0.53+/- AC
IN COLLINSVILLE!**



Bidding Closes: 5PM
Wednesday, May 8, 2024

Viewing: 12-2PM
Sunday, May 5, 2024

County: Madison ♦ **2022 Taxes:** \$3,187
Exemptions: Owner Occupied, Senior Citizen
Parcel Numbers: 13-1-21-14-11-202-025
Zoning: Single Family
Total Lot Size: 0.53± Ac
Schools: Collinsville CU #10 & Collinsville 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.

149 Troy Road Property Information

3BR/1.5BA ~ 1,570± Sq. Ft. ♦ Year Built: 1949 ♦ Forced Air Heating ♦ Central Air Conditioning

Gas Furnace ♦ Gas Water Heater ♦ Electric: Breaker Box ♦ Roof: Shingle

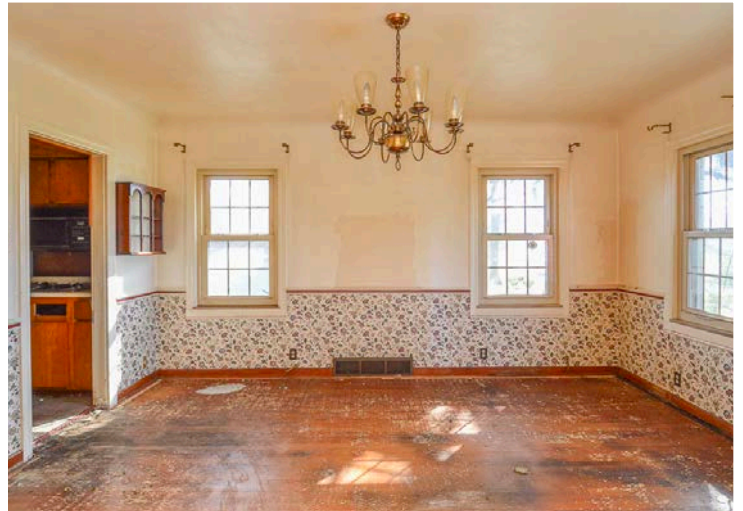
Basement: Full, Unfinished / Slab ♦ Water & Sewer: Public / Septic



Potential filled 3BR/1.5BA home with attached 2 car garage and a full, unfinished basement in Collinsville, IL! The main level features a large living room with wood burning fireplace, a dining room, kitchen, and half bath. The second level features three bedrooms and a full bathroom. The home also features a recreational bonus room accessed from the living room and an all-seasons room that opens into the backyard. The home is situated on a large 0.53+/- acre lot and located minutes from I-55!



Additional Property Photographs



Additional Property Photographs

