

Professional Real Estate Auctions By:

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Online Only Real Estate Auction
223 SUBURBAN DRIVE, SMITHTON, IL 62285

**3BR/2BA HOME
ON 0.24+/- AC
IN SMITHTON!**



Bidding Closes: 3PM
Tuesday, April 30, 2024

Viewing: 2:30-4:30PM
Sunday, April 28, 2024

Text ADAMS to 1-800-496-6299 To Be
Notified of ALL of our Upcoming Auctions



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: S. Clair ♦ **2022 Taxes:** \$3,697
Exemptions: Owner Occupied, Senior Citizen,
Senior Assessment Freeze
Parcel Numbers: 13-33.0-404-006
Zoning: Single Family
Total Lot Size: 0.24± Ac
Schools: Smithton Dist. #130 & Freeburg 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# 444.000169
Any announcement made day of sale takes precedence over any printed material

223 Suburban Drive Property Information

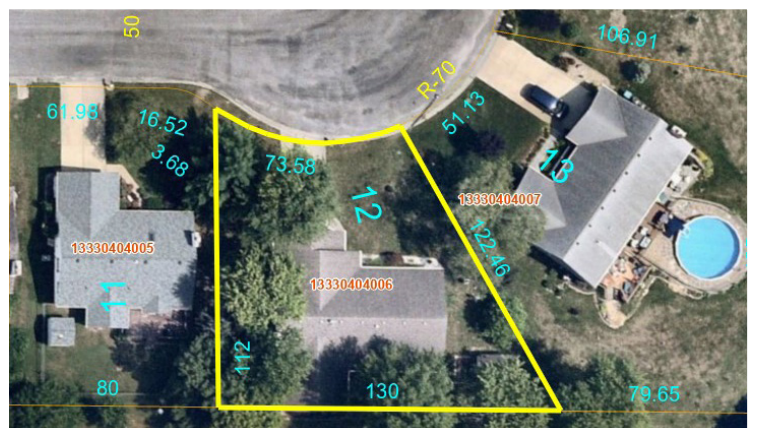
3BR/2BA ~ 1,992± Sq. Ft. ♦ Year Built: 1996 ♦ Forced Air Heating ♦ Central Air Conditioning

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

Basement: None, Crawl Space ♦ Gas Burning Fireplace ♦ Water & Sewer: Public



Practically move in ready 3BR/2BA ranch home with attached 2 car garage in Smithton! The home features a large living room, family room with gas burning fireplace, eat in kitchen, laundry room, full bathroom off the hallway, two large bedrooms and a primary suite complete with private full bathroom and walk-in closet. The exterior of the home features well maintained landscaping, a covered deck, and garden shed. The property is situated on a large 0.24+/- acre lot and is located minutes from downtown Smithton!

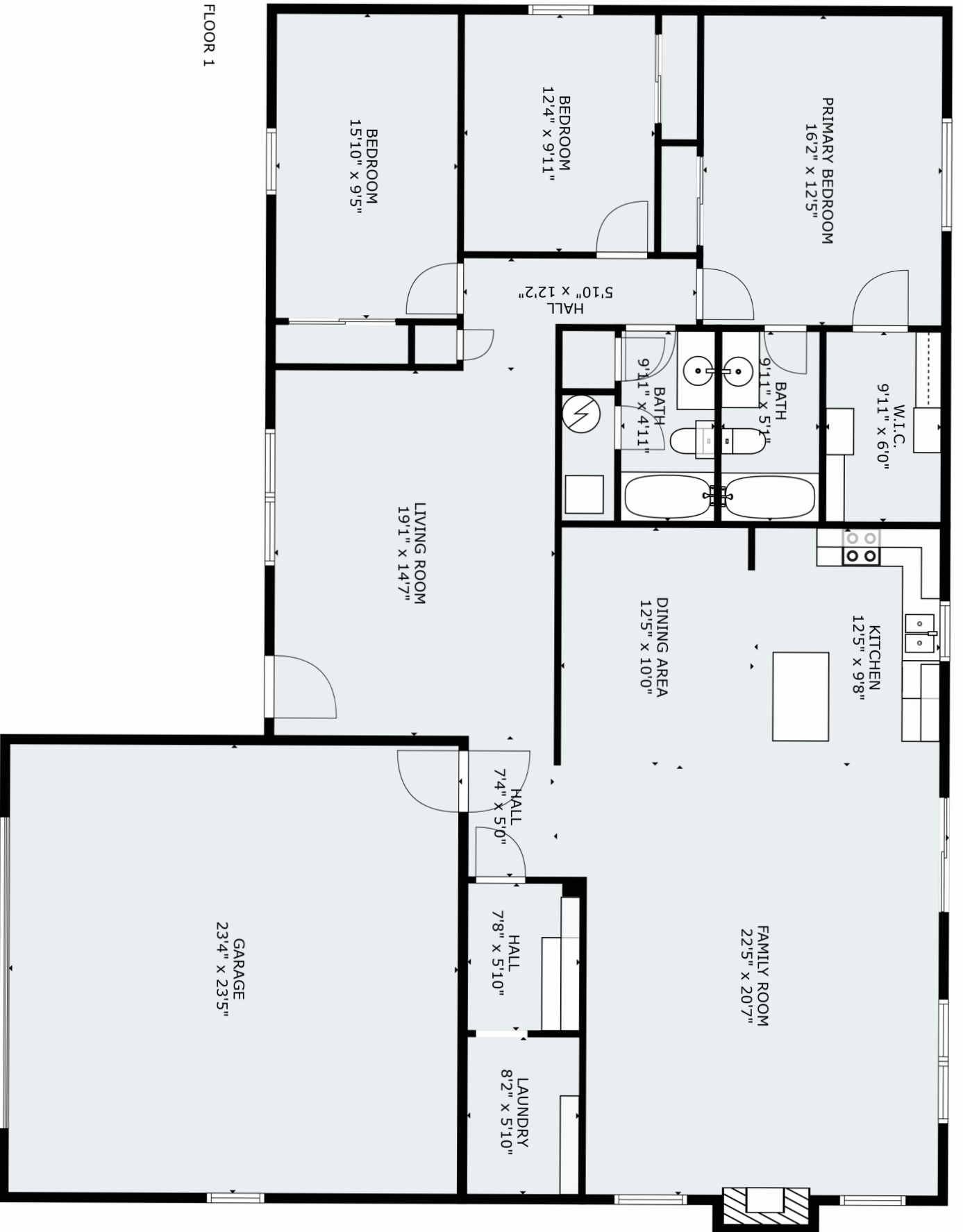


Additional Property Photographs



Additional Property Photographs





FLOOR 1

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

