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Online Only Real Estate Auction
242 WEBER ROAD, O'FALLON, IL 62269

**3BR/2BA HOME
ON 0.23+/- AC
O'FALLON SCHOOLS!**



Bidding Closes: 2PM
Wednesday, May 8, 2024

Viewing: 2:30-4:30PM
Sunday, May 5, 2024

Text ADAMS to 1-800-496-6299 To Be
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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:** \$3,890
Exemptions: Owner Occupied
Parcel Number: 04-29.0-411-007
Zoning: Single Family
Total Lot Size: 0.23± Ac
Schools: O'Fallon Dist. #90, O'Fallon 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

242 Weber Road Property Information

3BR/2BA ~ 2,692± Total Finished Sq. Ft. (Includes Basement) ♦ Year Built: 1992 ♦ Forced Air Heating ♦ Central Air Gas Furnace ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle
Wood Burning Fireplace ♦ Basement: Full, Partially Finished ♦ Electric: Circuit Breaker ♦ Concrete Driveway
2 Car Attached Garage ♦ Sump Pump (2)



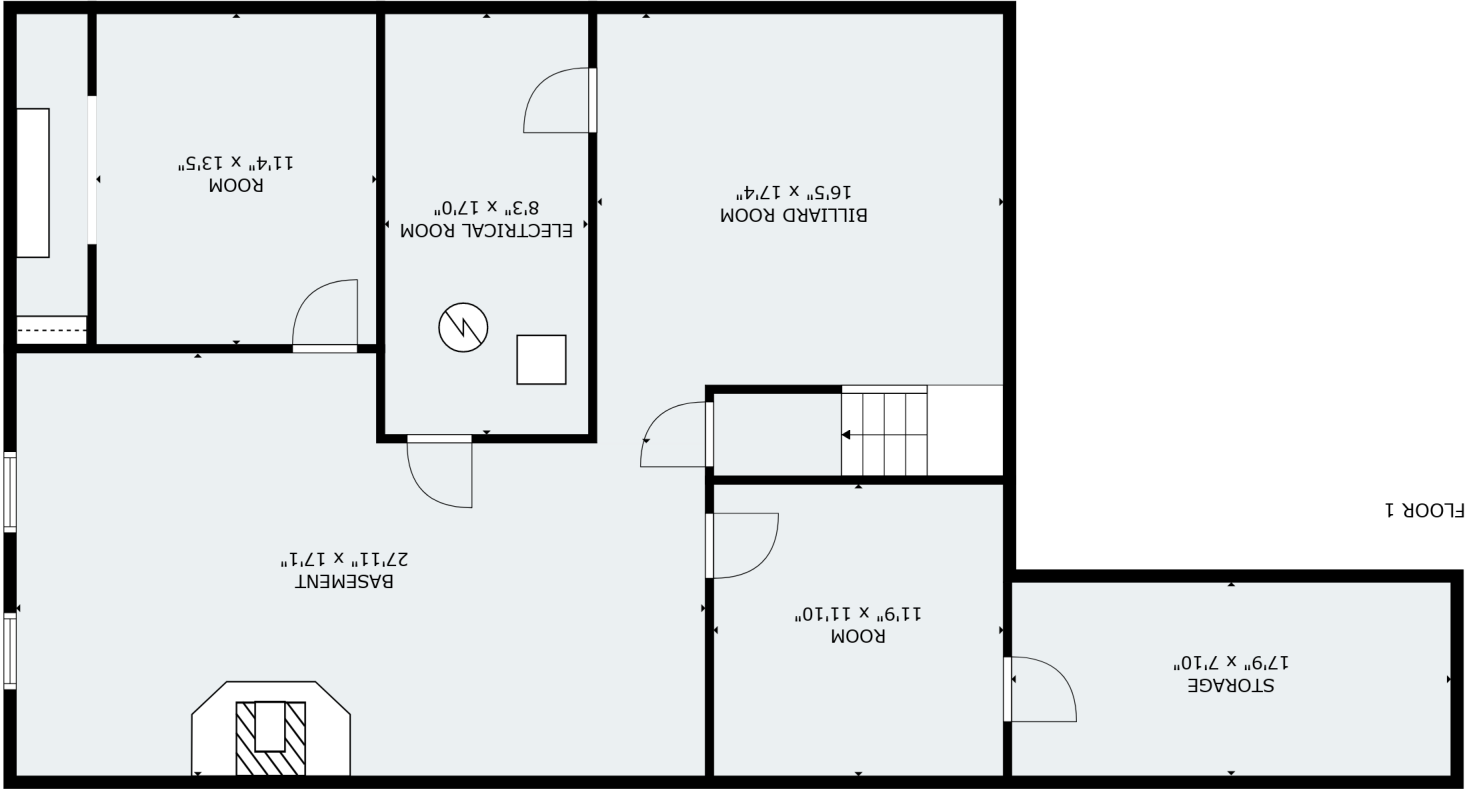
Practically move in ready 3BR/2BA ranch home with attached two car garage and full, partially finished basement in O'Fallon! The main level features a large living room, combined kitchen and dining area, laundry room, a full bathroom and three bedrooms including the primary bedroom complete with walk-in closet and private full bathroom. The lower-level features two bonus rooms that could be used as additional bedrooms, a recreational room, family room with wood burning fireplace, and utility room. The property is situated on a 0.23+/- acre lot with a fenced backyard and is located within walking distance of schools and just minutes from downtown O'Fallon!



Additional Property Photographs



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



FLOOR 1

FLOOR 2

