

Professional Real Estate Auctions By:

**Adam's**

Auction & Real Estate Services, Inc.

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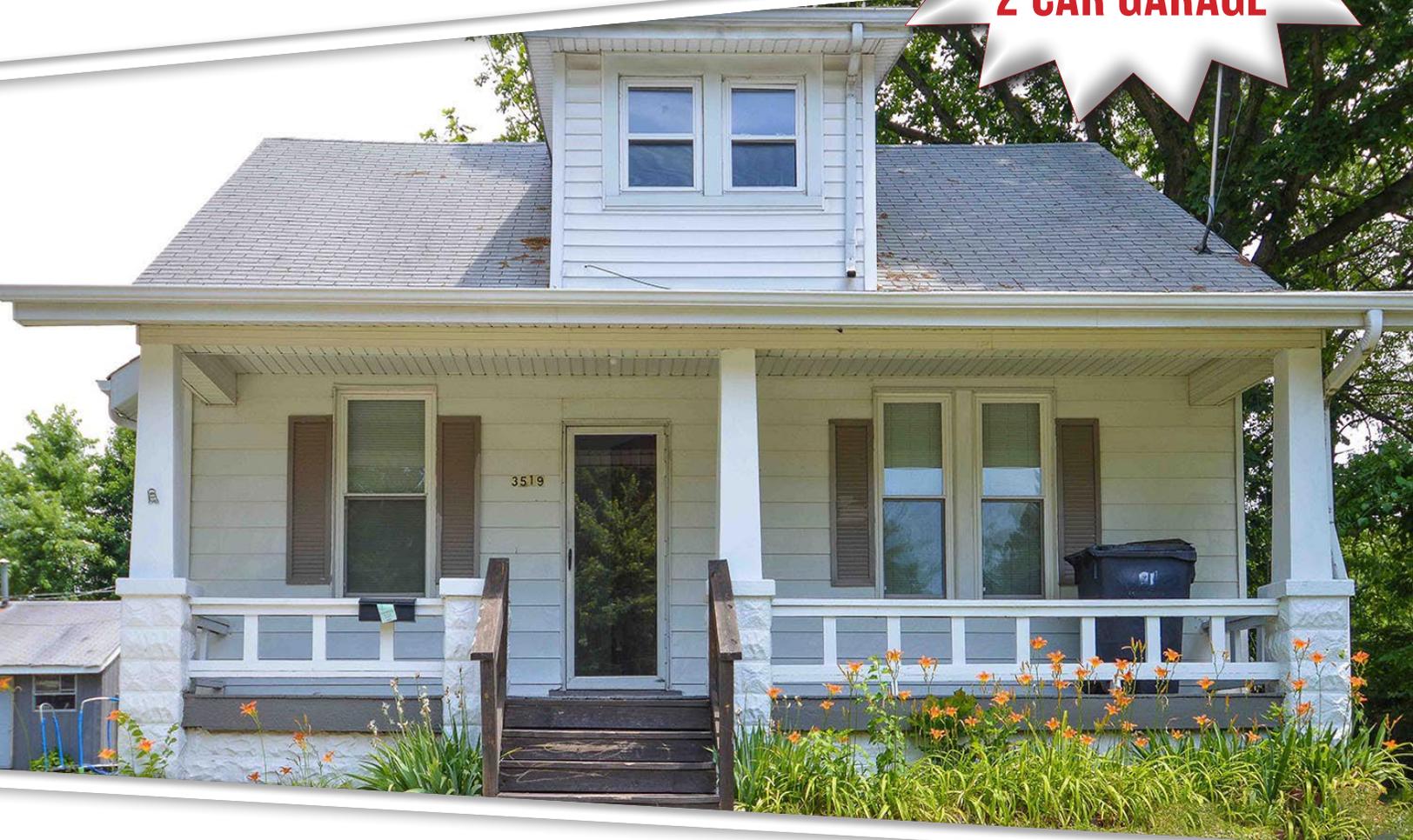
## Online Only Real Estate Auction

3519 Marian Court, Belleville, IL 62226

**3BR/2BA HOME**

**w/ DETACHED**

**2 CAR GARAGE**



***Bidding Closes: 5:30PM***

***Tue., April 9, 2024***

***Viewing: 2:30-4:30PM***

***Sun., April 7, 2023***

County: St. Clair ♦ 2022 Taxes: \$2,908

Exemptions: None

Parcel Number: 08-17.0-122-012

Zoning: Residential

Total Lot Size: 0.22+/- Acres

Schools: Belleville Dist. #118, Belleville West 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# 444000169

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.

# 3519 Marian Court Property Information



0.22± AC ♦ 3BR/2BA ♦ 1,342+/- Finished SF ♦ Year Built: 1917

2 Car Detached Garage ♦ Electric: Breaker Box ♦ Sewer: Public ♦ Water: Public

Forced Air Heat ♦ Gas Furnace ♦ Gas Water Heater ♦ Central Air ♦ Basement: Full, Unfinished



*3BR/2BA single family home with a detached 2 car garage & full basement in Belleville! This practically move in ready home features a spacious living room, family room, kitchen, full bath, & bedroom on the main level. On the second level of the home there are two bedrooms and a shared full bath. You can access the 2nd floor from a separate exterior entrance with an enclosed staircase. A full, though unfinished basement has been recently waterproofed and offers an abundance of storage space. The exterior of the home features a large covered front porch, wrap around sidewalk to the front and back entrances, a detached two car garage that is accessed from the alley, and ample off-street parking. Located in a mature Belleville neighborhood just minutes away from route 15 and all major thoroughfares to the Metro East!*

