

Professional Real Estate Auctions By:

Adam's

Auction & Real Estate Services, Inc.

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Online Only Real Estate Auction

736 MAPLE STREET, COLLINSVILLE, IL 62234

**2BR/1BA HOME
ON 0.17+/- AC
IN COLLINSVILLE!**



0.17+/- ac

Bidding Closes: 5PM
Thursday, April 4, 2024

Viewing: 12-2PM
Sunday, March 31, 2024

County: Madison ♦ **2022 Taxes:** \$1,685

Exemptions: None

Parcel Numbers: 13-2-21-33-14-304-016

Zoning: Single Family

Total Lot Size: 0.17± 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.

736 Maple Street Property Information

2BR/1BA ~ 1,881± Sq. Ft. ♦ Year Built: 1908 ♦ Forced Air Heating ♦ Central Air Conditioning

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

Basement: Full, Unfinished ♦ Water & Sewer: Public



Potential filled 2BR/1BA home with a full unfinished basement in Collinsville! The main level features a living room, dining room, kitchen with center island, full bathroom, the primary bedroom, and an office space. The upper-level houses the second bedroom as well as a large open space with a closet that could be used as a third bedroom. The home is situated on a spacious, partially fenced 0.17+/- acre lot with a detached garage and large deck in the back yard perfect for entertaining friends and family. Located minutes from dining and shopping in historic downtown Collinsville! *Mine subsidence claim paid out. No funds left*

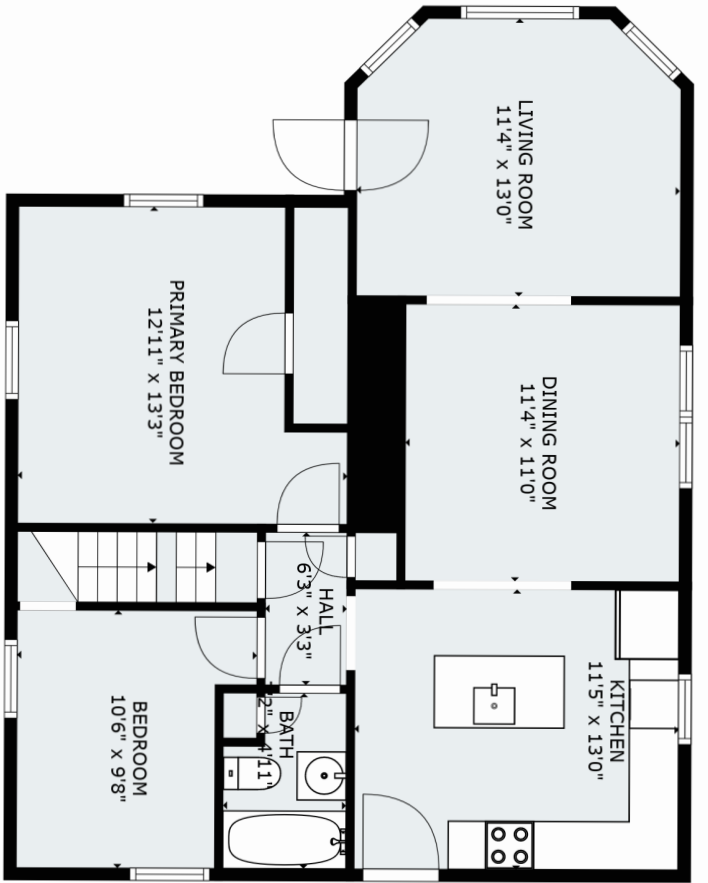


Additional Property Photographs

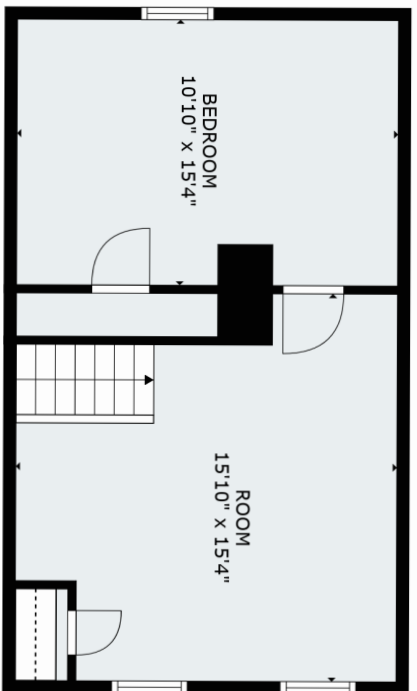
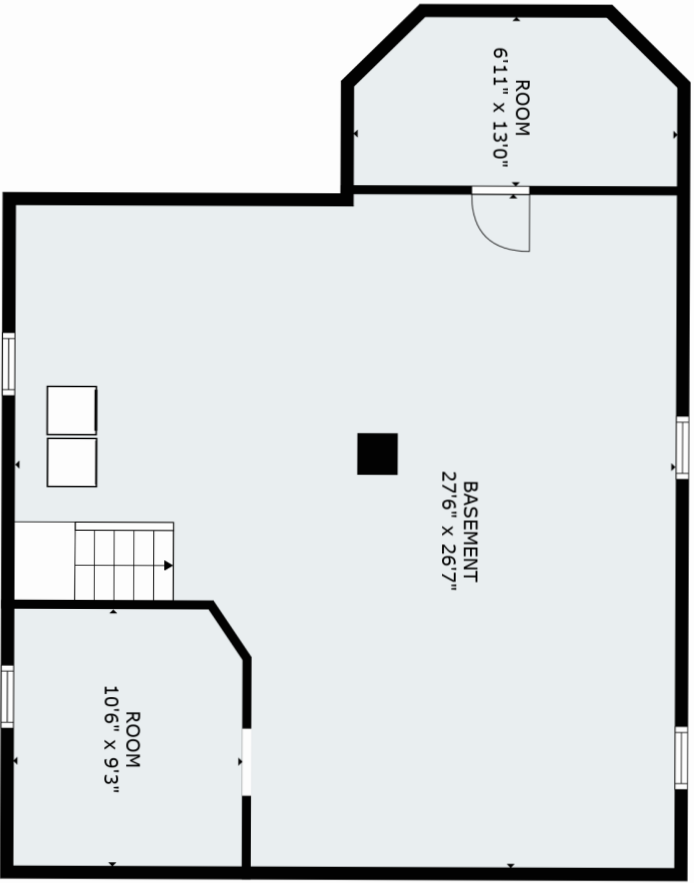


Additional Property Photographs





FLOOR 2



FLOOR 3