

Professional Real Estate Auctions By:

Adam's

Auction & Real Estate Services, Inc.

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For Online Bidding Visit:
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Online Only Real Estate Auction
49 LAKE DRIVE, TROY, IL 62294

**4BR/3BA HOME
ON 0.50+/- AC
TRIAD SCHOOLS!**



Bidding Closes: 3PM
Thursday, May 16, 2024

Viewing: 2:30-4:30PM
Sunday, May 12, 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: Madison ♦ 2022 Taxes: \$5,610

Exemptions: None

Parcel Number: 09-1-22-10-00-000-008.008

Zoning: Single Family

Total Lot Size: 0.50± Ac

Schools: Triad CU #2, Triad HS

Terms: \$10,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium
List subject to change without notice

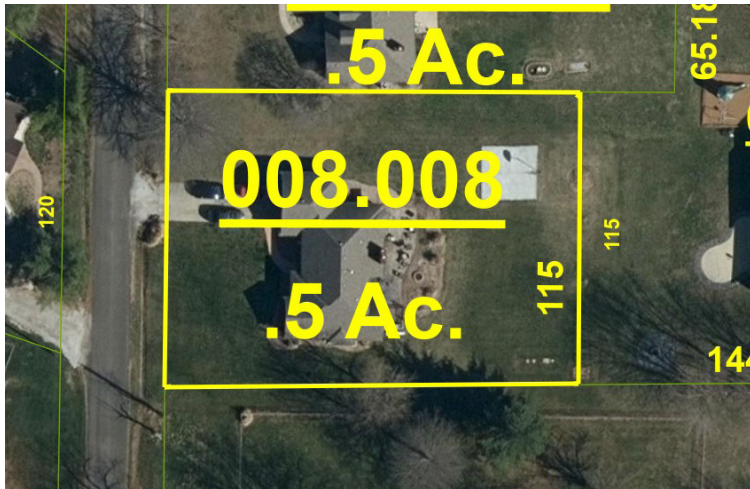
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material

49 Lake Drive Property Information

4BR/3BA ~ 2,725± Total Finished Sq. Ft. ♦ Year Built: 1993 ♦ Forced Air Heating ♦ Central Air Gas Furnace ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle Gas Burning Fireplace ♦ Basement: Full, Partially Finished ♦ Electric: Circuit Breaker ♦ Concrete Driveway 2 Car Attached Garage ♦ Stone Patio



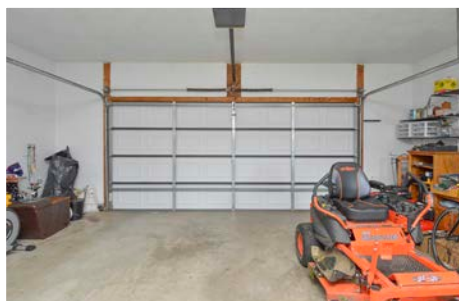
Well maintained and practically move in ready 4BR/3BA home with attached 2 car garage and a full, partially finished basement in Troy, IL! The main level of the home features a large living room with gas burning fireplace, combined kitchen and dining area, a laundry room, a half bathroom, three bedrooms and a primary bedroom complete with walk-in closet and a full private bath including his and her vanity, whirlpool tub and stand-alone shower. The lower level features a finished recreational room and two finished bonus rooms that could be used as additional bedrooms. The home is situated on a large 0.50+/- acre lot with manicured landscaping, a beautiful stone patio and a concrete half court basketball area. Located minutes from downtown Troy, I-55/I-70 and in the Triad School District!



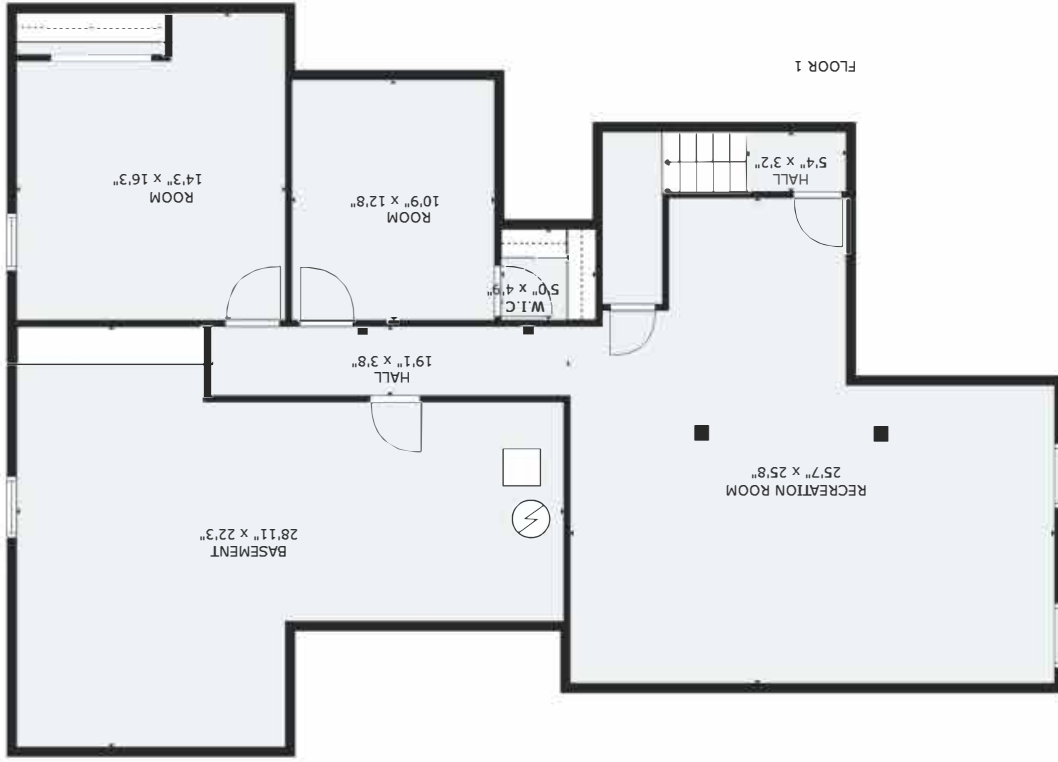
Additional Property Photographs



Additional Property Photographs



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



FLOOR 2

