

# ONLINE ONLY REAL ESTATE AUCTION

7149 MARINE ROAD, EDWARDSVILLE, IL 62025



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**BIDDING CLOSES: 6PM ~ WEDNESDAY, DECEMBER 18, 2024**

**VIEWING: SUNDAY, DECEMBER 15 ~ 2:30 - 4:30PM**

**For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)**





# PROPERTY HIGHLIGHTS

- **Semi-Private Setting on 3.61± Acres in the Heart of Edwardsville**
- **5BR/3BA ~ 4,400± SF Home w/ Finished Basement & Oversized 2-Car Garage (2 Bedrooms on Lower Level)**
- **Spacious 1.5 Story Workshop w/ Overhead Garage Door & Loft for Storage Perfect for a Home Business**
- Multiple Outbuildings in Various Sizes Some w/ Concrete Floors Ranging in Size from 11' x 16' to 23' x 22'
- Property Zoned Commercial w/ Single Family as Non Conforming Use
- Two Points of Access to the property with a Dedicated Driveway accessible from Eagles Mount (directly off Anniversary Lane); an Auxiliary access point is directly off Marine Road
- 2-Story Play House, Gazebo, Pergola with Working Well Pump for Watering



# HOUSE FEATURES

- Originally Built in 1992; Public Water & Sewer; Forced Air Heating/Cooling
- Central Boiler Installed in 2008 as Suplimental Heating Source
- Pelican Water Softener installed in 2008
- Workshop Labeled Studio C, Built in 1992; Pole Barn Built in 1999
- New Roof in 2010
- 32-Panel Solar Array w/ Battery Back Up w/ EMP & Lightening Protection Shield Installed in 2022
- Open Living Space w/ Hand-Crafted Wood Floors, Baseboards, Door Trim & Wainscoting & Beadboard in Kitchen
- Custom Made Barn Doors
- Stainless Steel Apliances & Silestone Quartz Counter-tops
- Additional Storage above Garage w/ a Walk Way from End to End; Garage also has 'PVC Wood Chute' directly to Lower Level Storage for Wood-Burning Stove in Basement





# GENERAL INFORMATION & AUCTION TERMS



**1992**  
YEAR BUILT

**3.61± AC**  
TOTAL LOT SIZE

**4,400± SF**  
BUILDING SIZE

**B-2, Commercial**  
ZONING

**\$8,342**  
TOTAL '23 TAXES

*This property also benefits from commercial zoning within the City Limits of Edwardsville and two points of access; one leading to the front of the home and a bit more private accessed from Eagles Mount (directly off Anniversary Lane); The auxiliary access is directly off Marine Road leading you to the oversized two car garage. A true must-see property you won't want to miss!*

## PARCEL NUMBERS

P.I.N COUNTY SCHOOLS

14-1-15-12-04-402-012 Madison Edwardsville CU 7 & Edwardsville 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# 044000169

Any announcement made day of sale takes precedence over any printed material



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# PROPERTY PHOTOS

Lovingly cared for 4,400± SF custom built home with a finished basement tucked away on 3.6± wooded acres in the middle of Edwardsville, IL. The majority of this 5BR home benefits from hand crafted window, baseboard and door trim, plus two barn doors, beadboard and cabinets in the kitchen, and walnut wainscoting in the dining and living room. Not to be forgotten is the custom-crafted and meticulously installed wood flooring throughout the main level.



The main level square footage is comprised of 3 bedrooms, including the primary suite complete with Jacuzzi tub, separate shower, and a large walk-in closet. The spacious kitchen offers Silestone Quartz counter-tops, a center island, and a breakfast nook. The living room, compliment by hand crafted, built-in and closed-door shelving, and access to the finished basement via an open staircase.

# PROPERTY PHOTOS

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Rounding out the main level are the remaining two bedrooms, both with large closets, a laundry room which also gives access to the garage, and a full bath with a walk-in shower. The remaining 2 bedrooms are housed within the mostly finished lower level and are accessible from the open family room that includes a free-standing, wood-burning stove. The home's 3rd bathroom is also in the lower level in addition to two unfinished storage areas.



Outside you will find a concrete patio off the side porch and a pergola with a concrete floor in the back with a 1,500 gal. underground concrete cistern with a well and working pump, to use for outdoor watering. Nestled among a two-story workshop, a pole barn and several other outbuildings is a screened in gazebo with concrete floors and a metal roof in addition to a custom-built playhouse to provide a space for the children to call their own.



# ADDITIONAL PROPERTY PHOTOS

This property also benefits from commercial zoning within the City Limits of Edwardsville and two points of access; one leading to the front of the home and a bit more private which is off Eagles Mount, and the other directly off Marine Road leading you to the home and oversized 2-car garage.

