

Professional Real Estate Auctions By:
Adam's
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Online Only Real Estate Auction

7216 West Main Street, Maryville, IL 62062

4BR/1.5BA HOME
W/ DETACHED GARAGE
3.0± AC LOT



Bidding Closes: 6PM
Wednesday, April 30, 2025

Viewing: 2:30-4:30PM
Sunday, April 27, 2025

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: Madison ♦ **2023 Taxes:** \$3,289
Exemptions: Owner Occupied, Senior Citizen
Parcel Number: 13-1-21-10-00-000-036
Zoning: Single Family
Total Lot Size: 3.0± Ac
Schools: Collinsville CU #10, Collinsville 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

7216 West Main Street Property Information

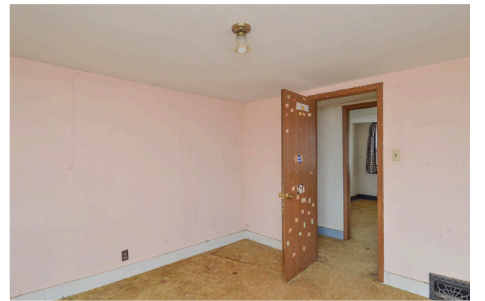
1,866± Total Sq. Ft. ♦ Year Built: 1930 ♦ Forced Air Heating ♦ Electric: Circuit Breaker ♦ Central Air ♦ Gas Furnace
Gas Water Heater ♦ Water & Sewer: Public/Aeration System ♦ Roof: Shingle ♦ Gravel Driveway ♦ Basement: Full, Unfinished



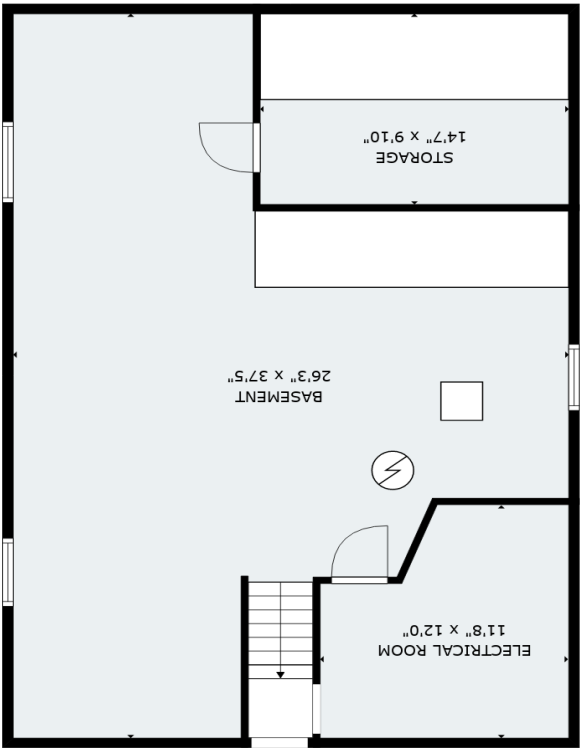
Potential filled 4BR/1.5 bath home with detached two car garage on a 3.0± acre lot in Maryville, IL is ready for new owners to give this older home some modern updates to bring this home to its full potential! The main level features a spacious living room, formal dining room, a kitchen with breakfast nook, a full bathroom, the primary bedroom, and a bonus room perfect for office space. The home's main level laundry room could also double as a mud room with rear entry way leading to the back yard. The second level houses the home's three remaining bedrooms as well as a ¾ bathroom. The full, unfinished basement includes two storage rooms and ample storage space. The home is located directly off West Main Street in Maryville, IL and is just minutes from schools, local amenities and I-55!



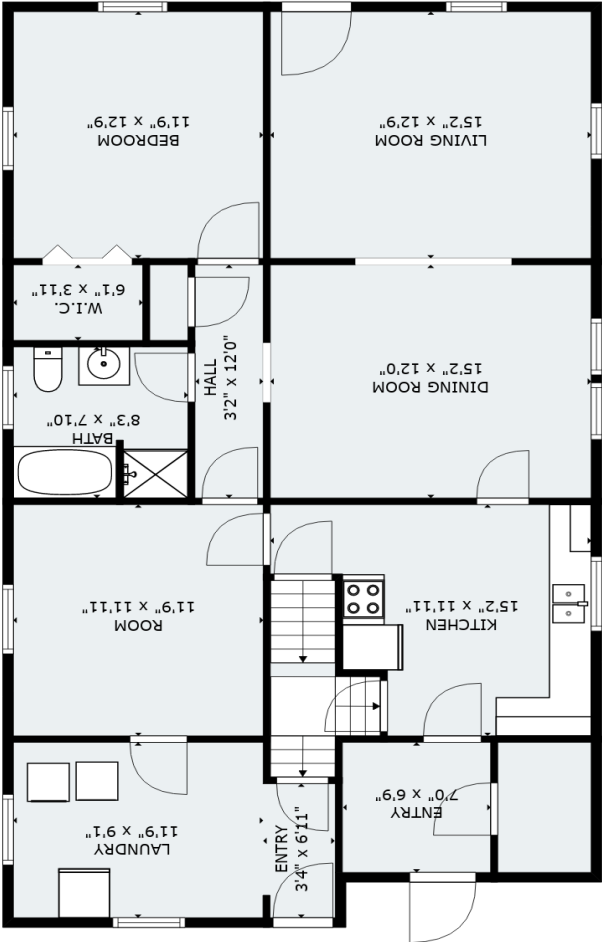
Additional Photographs



FLOOR 1



FLOOR 2



FLOOR 3

