

Professional Real
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Adam's
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Online Only Real Estate Auction

111 Lamoine Drive, Belleville, IL 62223

4BR/3BA HOME
W/ TUCK-UNDER GARAGE
REHAB HOME



Bidding Closes: 6:30PM
Wednesday, April 2, 2025

Viewing: 12-2PM
Sunday, March 30, 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: St. Clair ♦ **2023 Taxes:** \$4,184

Exemptions: None

Parcel Number: 07-02.0-403-012

Zoning: Single Family

Total Lot Size: 0.83± Ac

Schools: Harmony Emge #175, Belleville West HS

Terms: \$5,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1,500.00 Minimum
List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169

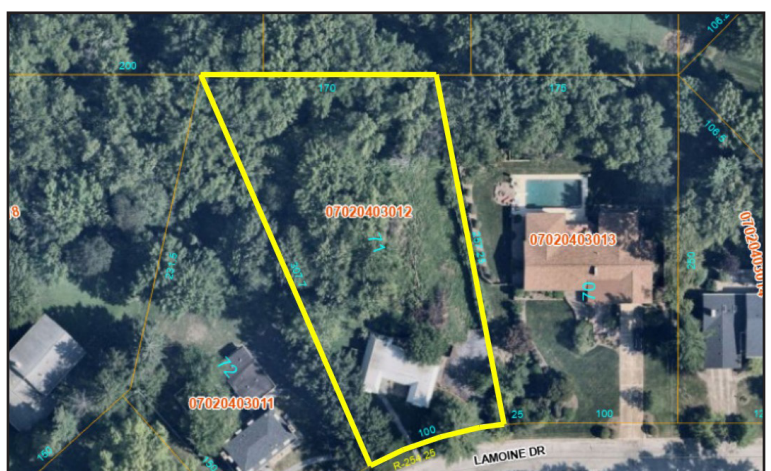
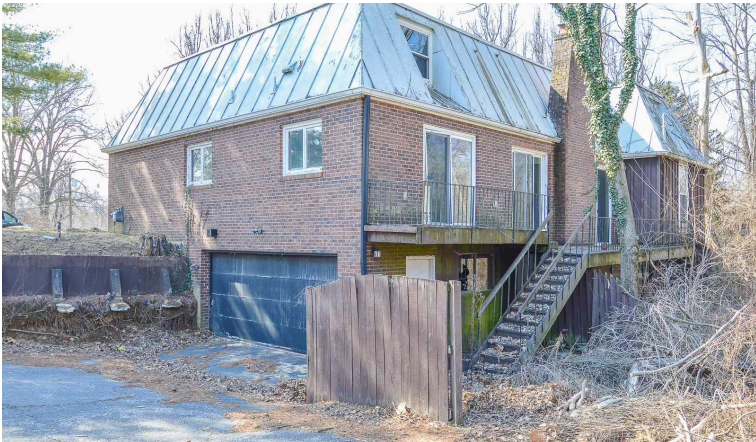
Any announcement made day of sale takes precedence over any printed material

111 Lamoine Drive Property Information

1,626± Total Sq. Ft. ♦ Year Built: 1965 ♦ Forced Air Heating ♦ Electric: Circuit Breaker ♦ Gas Furnace
Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Metal ♦ Paved Driveway ♦ Basement: Full, Unfinished, Walk-out



Calling all rehabbers & Contractors! This potential filled 4BR/3BA home was in the process of being rehabbed/remodeled and is ready to be finished to fit your individual style! The main level features three bedrooms, a kitchen area, a sunken living room with woodburning fireplace and two bathrooms. The second level features a large bedroom with a private bathroom. The home has a full, unfinished, walk-out basement with a two-car tuck-under garage and a large back, upper deck. The home has all public utilities available but are currently shut off and would need to be re-activated by the new owner. Located within Powder Mill Woods Subdivision and within the St. Clair County zoning jurisdiction! This property has been scheduled for demolition through St. Clair County however, an injunction has been filed to stop the demolition. If buyer were to make all necessary repairs the demolition of property will also be cancelled.



Additional Photographs

