

Professional Real Estate Auctions By:
Adam's
Auction & Real Estate Services, Inc.
Toll Free: 1-877-566-8751
Adam Jokisch
Mobile (618) 530-8751

For Online Bidding Visit:
www.AdamsAuctions.hibid.com

Online Only Real Estate Auction

1107 Princeton Drive, O'Fallon, IL 62269

4BR/2BA HOME
ATTACHED GARAGE
O'FALLON SCHOOLS



Bidding Closes: 5PM
Wednesday, May 28, 2025

Viewing: 12-2PM
Sunday, May 25, 2025

Text ADAMS to 1-800-496-6299 To Be
Notified of ALL of our Upcoming Auctions

County: St. Clair ♦ **2023 Taxes:** \$2,606
Exemptions: Owner Occupied, Senior Citizen
Parcel Number: 04-32.0-109-012
Zoning: Single Family
Total Lot Size: 0.21± Ac
Schools: O'Fallon Dist. #90 & O'Fallon 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



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.

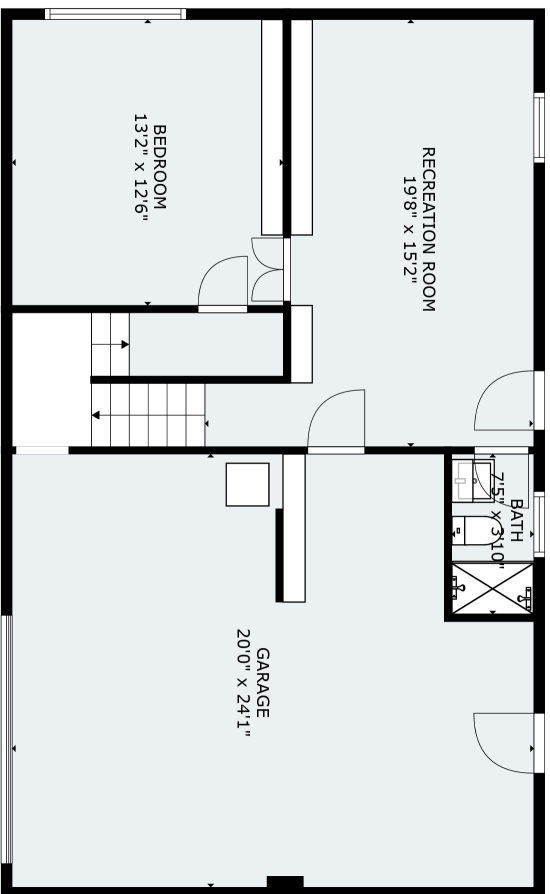
1107 Princeton Drive Property Information

4BR/2BA ~ 1,658± Total Finished SF ♦ Year Built: 1966 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace ♦ Electric: Circuit Breaker
Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: Walk-Out, Partial, Finished ~ 550± Finished SF

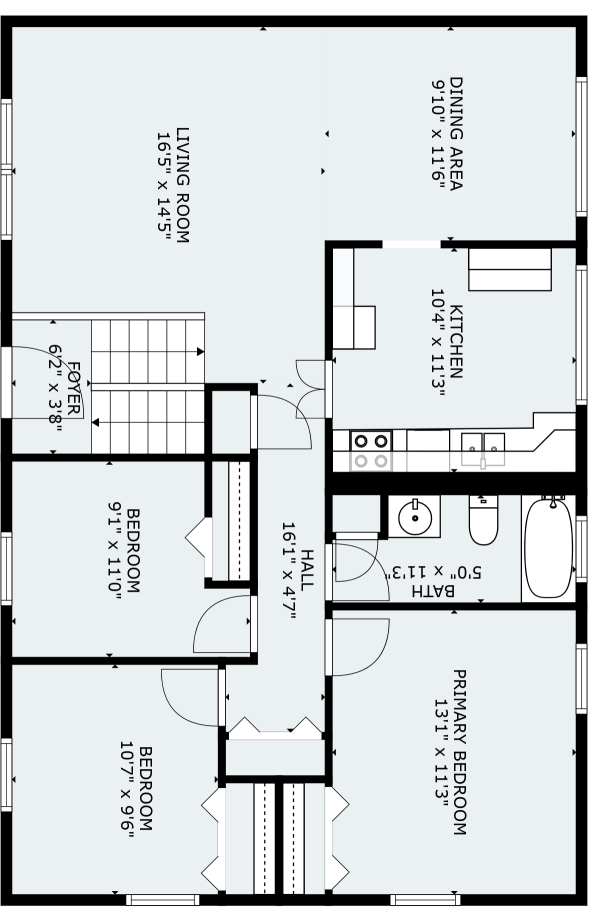


Modern updates and some TLC could make this 4BR/2BA home shine! Located in the Southwest Gardens Subdivision of O'Fallon, IL! This split-level home offers a combined living room and dining area with large windows allowing an abundance of natural light. The kitchen is accessible from the dining area and features ample cabinet space. Rounding out the main level square footage is the oversized primary suite and two additional equally spacious bedrooms, and a full bath off the main hallway. The lower level offers a large rec room, the homes fourth bedroom, as well as a ¾ bath, and walk-out access to the concrete patio. The attached, two car tuck-under garage is also accessible from the lower level and houses the washer and dryer hook-ups as well as additional storage space. Situated on a partially fenced 0.21± acre lot minutes from Scott Air Force Base and all Metro East amenities!





FLOOR 1



FLOOR 2

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