

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

874 Harbor Woods Drive, Fairview Heights, IL 62208

3BR/3BA VILLA
FULL BASEMENT
O'FALLON SCHOOL DISTRICT



Bidding Closes: 7pm
Wednesday, May 15, 2025

Property Viewing:
Sat., May 10 ~ 2:30-4:30pm

County: St. Clair ♦ **2023 Taxes:** \$4,163

Exemptions: None

Parcel Number: 03-22.0-222.028

Zoning: Single Family

Total Lot Size: 0.13± Ac

Schools: O'Fallon Dist. #90 & O'Fallon HS

Terms: \$10,000 Down Day of Sale on Real Estate

Balance Due in 30 Days ♦ 5% 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

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



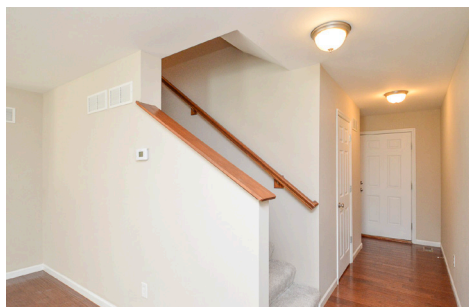
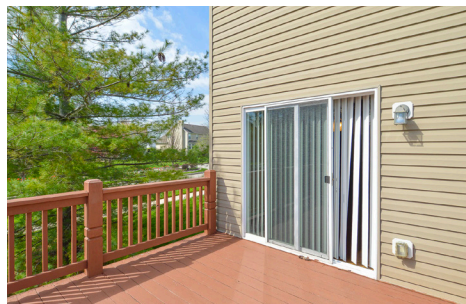
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

874 Harbor Woods Drive Property Information

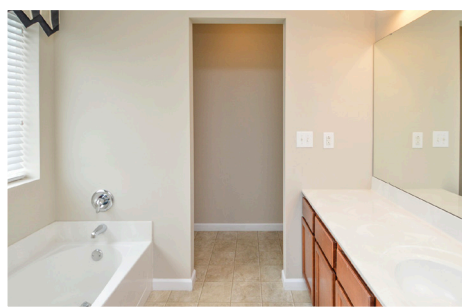
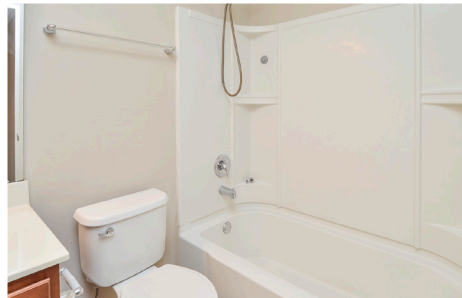
3BR/3BA ~ 1,719± Finished SF ♦ Year Built: 2014 ♦ Forced Air Heating ♦ Central Air ♦ Electric Furnace & Water Heater
Sump Pump ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: Full, Unfinished ♦ Electric: Circuit Breaker

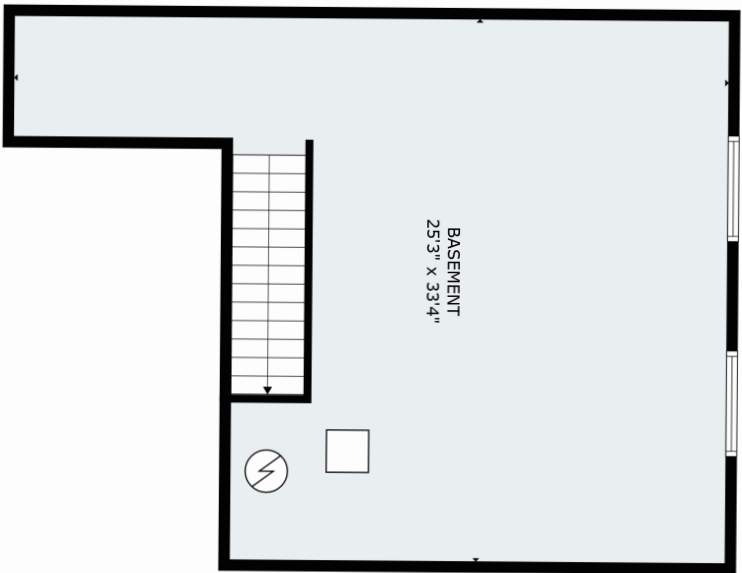


Beautifully maintained and practically move in ready 3BR/3BA villa with attached garage located within the sought after Fountain Place Subdivision in Fairview Heights, IL! The main level features an open floor plan with a combined living room and dining area complete with large windows letting in an abundance of natural lighting, hardwood flooring, and sliding glass doors leading to the elevated deck. The kitchen features ample cabinet space, a pantry, and includes all appliances. The second level is home to all three bedrooms, including the large primary suite complete with a private, full bath, and large walk-in closets. A laundry room and a full bath finish the square footage of the second level. The full, unfinished basement boasts daylight windows and ample storage space or finish the lower level to add to the total living area of the home. HOA fees associated with the property include a \$150/month fee covering landscaping, road maintenance, and the villas exterior in addition to a non-negotiable \$450 yearly fee that provide access to the community pool and club house.

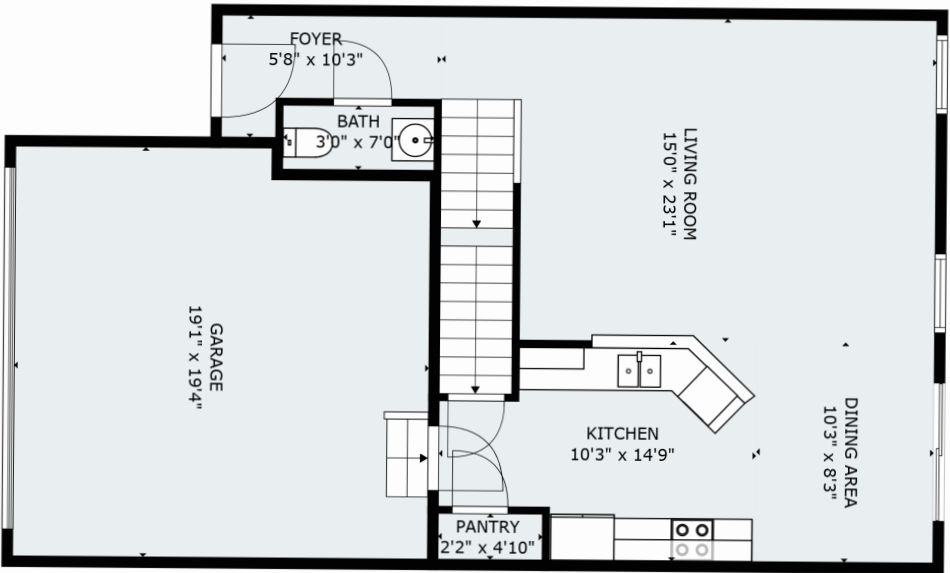


Additional Property Photographs

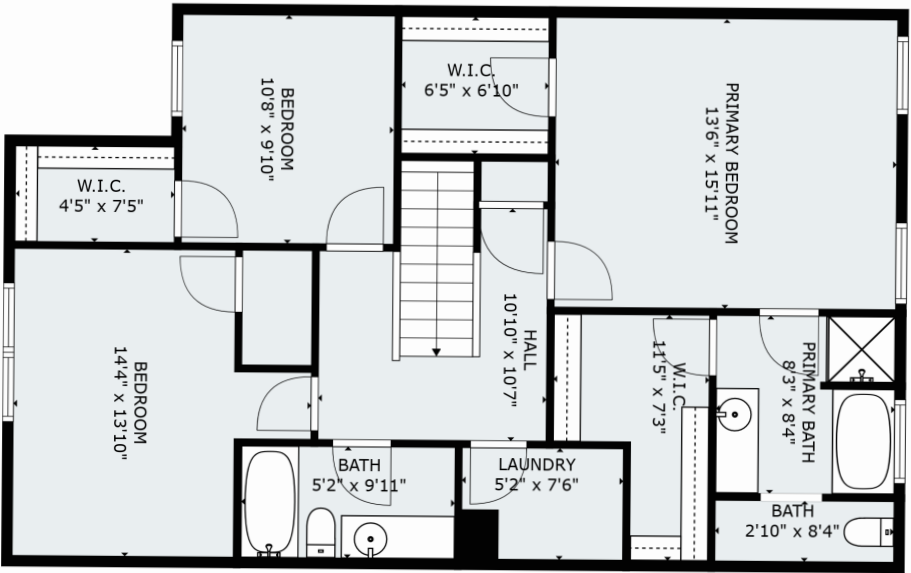




FLOOR 1



FLOOR 2



FLOOR 3

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

