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Adam's
Auction & Real Estate Services, Inc.

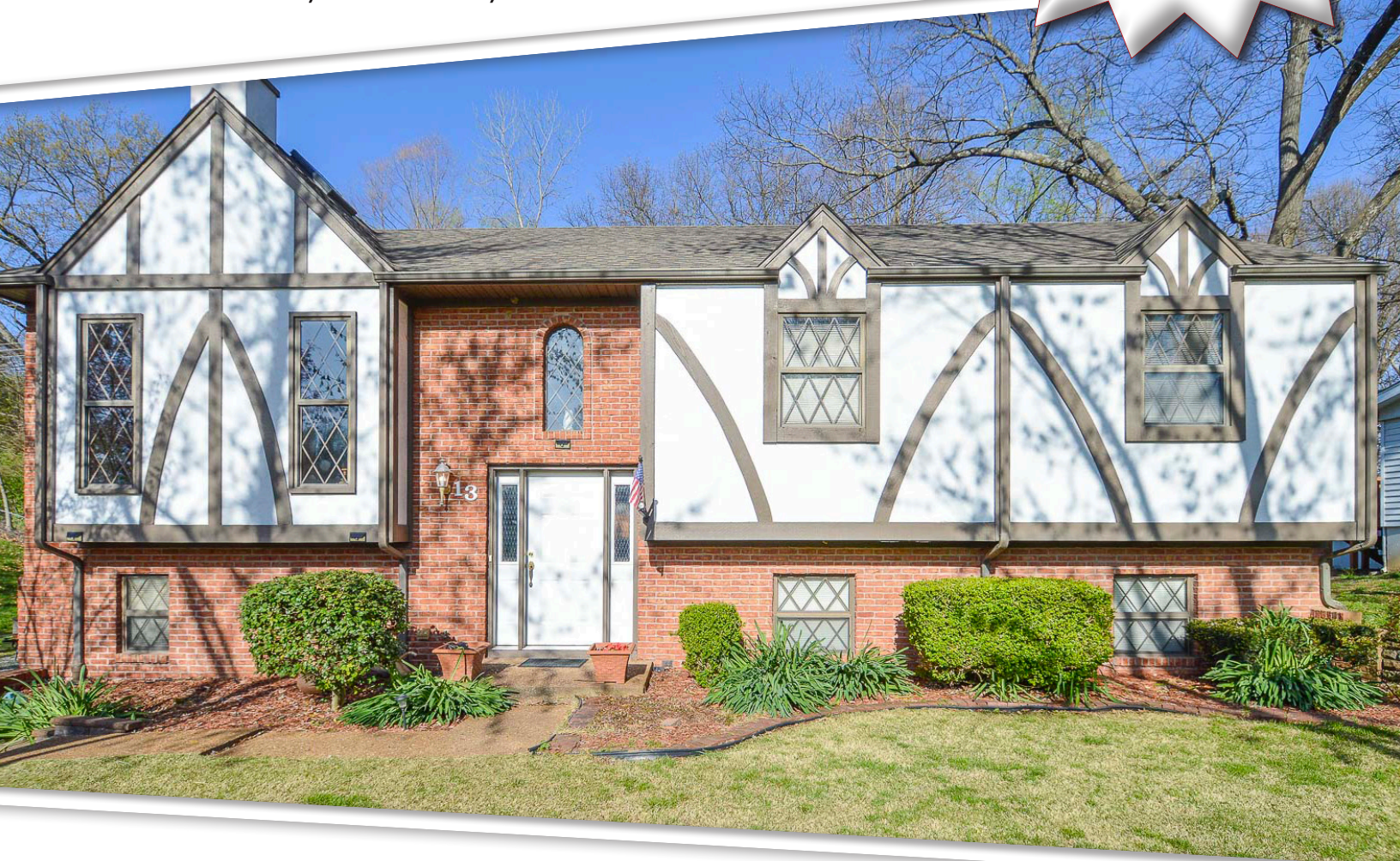
Toll Free: 1-877-566-8751
Adam Jokisch
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For Online Bidding Visit:
www.AdamsAuctions.hibid.com

Online Only Real Estate Auction

13 Venus Drive, Swansea, IL 62226

4BR/3BA HOME
TUCK-UNDER GARAGE
0.33± AC. LOT



Bidding Closes: 6PM
Wednesday, June 25, 2025

Viewing: 2:30-4:30PM
Sunday, June 22, 2025

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

County: St. Clair ♦ **2024 Taxes:** \$0.00

**** TAXES WILL BE REASSESSED WITH NEW OWNER ****

Exemptions: Disabled Veteran, Owner Occupied
Senior Citizen

Parcel Number: 08-09.0-204-026

Zoning: Single Family

Total Lot Size: 0.33± Ac

Schools: Wolf Branch #1 & Belleville East HS

Terms: \$5,000 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.

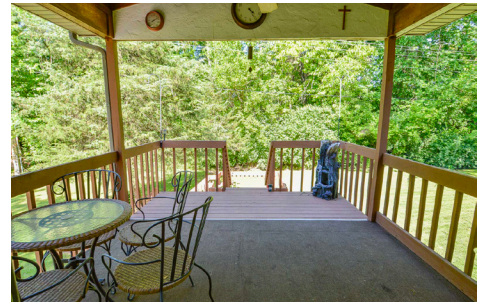
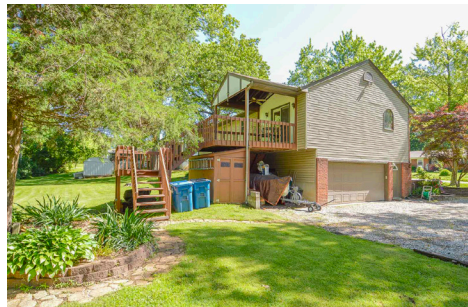


13 Venus Drive Property Information

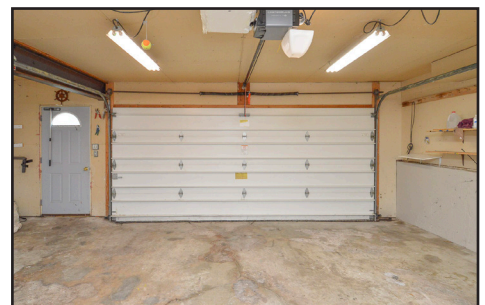
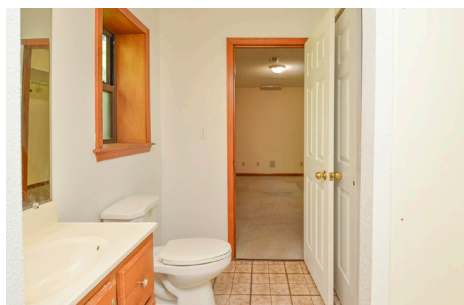
4BR/3BA ~ 2,115± Total Finished SF. (Includes Finished Basement) ♦ Year Built: 1993 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace
Electric: Circuit Breaker ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: Full, Partially Finished ~ 731±SF
Gravel Driveway ♦ Two Car Tuck-Under Garage



Lovingly cared for and well maintained 4BR/3BA home with a two-car, tuck-under garage and covered deck in Swansea, IL! This split-level home features a large living room that boasts two skylights, and an electric fireplace complimented by an ornate wooden mantel. The kitchen includes all appliances, has ample cabinet and counter-top space, and separated from the dining room by a breakfast bar. The dining area offers access to a covered deck through two sliding glass doors. There are two equally spacious bedrooms and a full bath off the main hallway. Rounding out square footage of the main level is the primary suite which offers oversized closet space and a private $\frac{3}{4}$ bath. The lower level offers the fourth bedroom, complete with a private $\frac{3}{4}$ bath, a large rec room with office space or additional bedroom potential, and a laundry/utility room. The exterior features a combination of brick and vinyl siding as well as a covered deck and additional storage area. The home is situated within Wolf Branch School District on a landscaped 0.33± acre lot and located minutes from I-64 and all Metro East amenities!

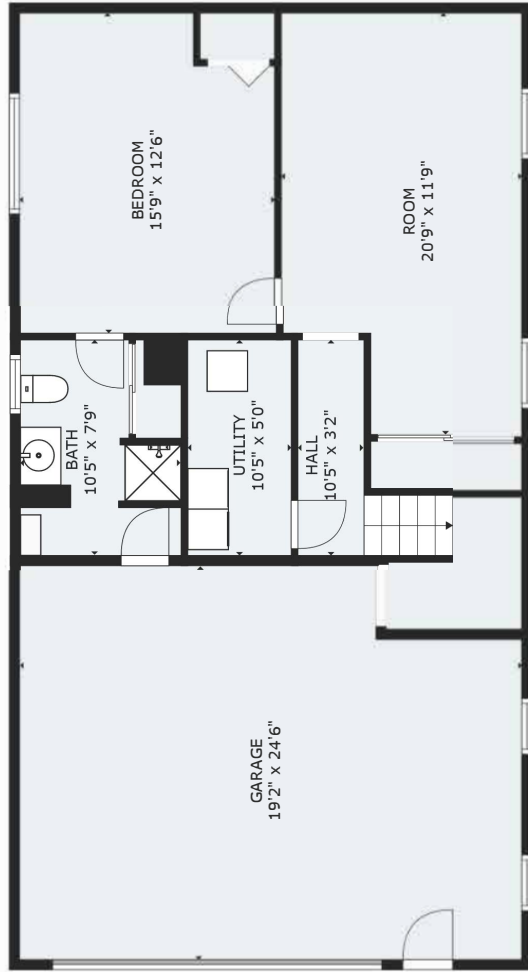


Additional Property Photographs





FLOOR 2



FLOOR 1

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