

Professional Real Estate Auctions By:
Adam's
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Adam Jokisch
Mobile (618) 530-8751

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Online Only Real Estate Auction

1609 Caseyville Avenue, Swansea, IL 62226

3BR/2.5BA HOME
FULL BASEMENT
0.48± AC LOT



Bidding Closes: 5PM
Thursday, May 29, 2025

Viewing: 2:30-4:30PM
Sunday, May 18, 2025

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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:** 1,498
Exemptions: Owner Occupied, Senior Citizen
Parcel Number: 08-16.0-316-002

Zoning: Single Family

Total Lot Size: 0.48± Ac

Schools: High Mount Dist. #116 & Belleville West 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

1609 Caseyville Avenue Property Information

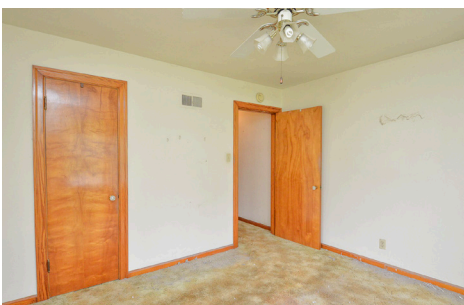
3BR/2.5BA ~ 1,505± Total Finished Sq. Ft. ♦ Year Built: 1954 ♦ Forced Air Heating ♦ Central Air

Gas Furnace ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ 10' x 8' Shed ♦ 22' X 12' Workshop

Basement: Partial, Unfinished / Crawl Space / Slab ♦ Electric: Circuit Breaker ♦ Paved Driveway ♦ Attached 1-Car Garage

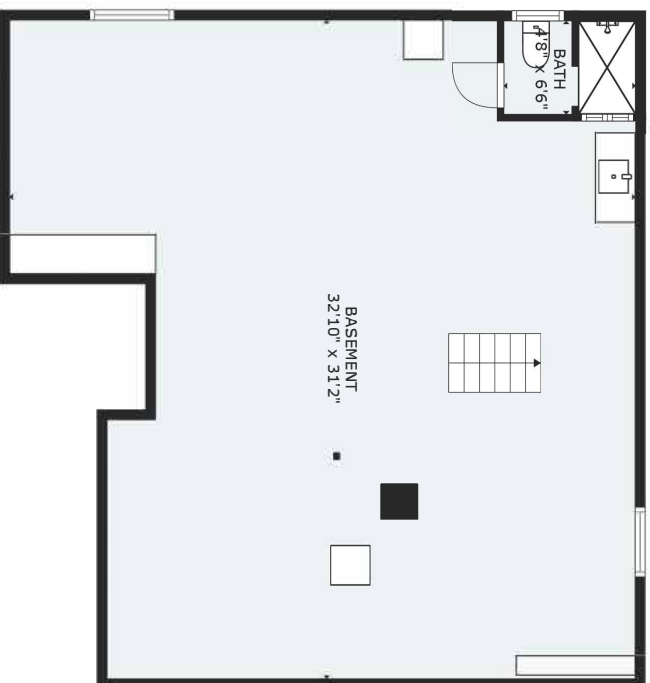


Potential filled and charming 3BR/2.5BA estate home with a full, partially finished basement, attached 1-car garage, and single-car, carport in Swansea, IL! The main level features a large living room with large front windows allowing an abundance of natural light. The kitchen includes all appliances and offers ample cabinet and counter-top space as well as a breakfast nook. The primary suite boasts a large walk-in closet, a full bathroom, and has access to the deck in the backyard. The two remaining bedrooms are equally spacious and located on either side of a full bath. Rounding out the main level square footage is an enclosed four-season room with exposed brick walls and access to the kitchen from the attached single car garage. The partially finished, lower level offers an abundance of storage space and includes a half bath as well as the washer and dryer hook-ups. The home has a well maintained, partial brick exterior, and is situated on a large 0.48± acre lot with a 10' x 8' garden shed and a 12' x 22' workshop! It is conveniently located near schools and all Metro East amenities!

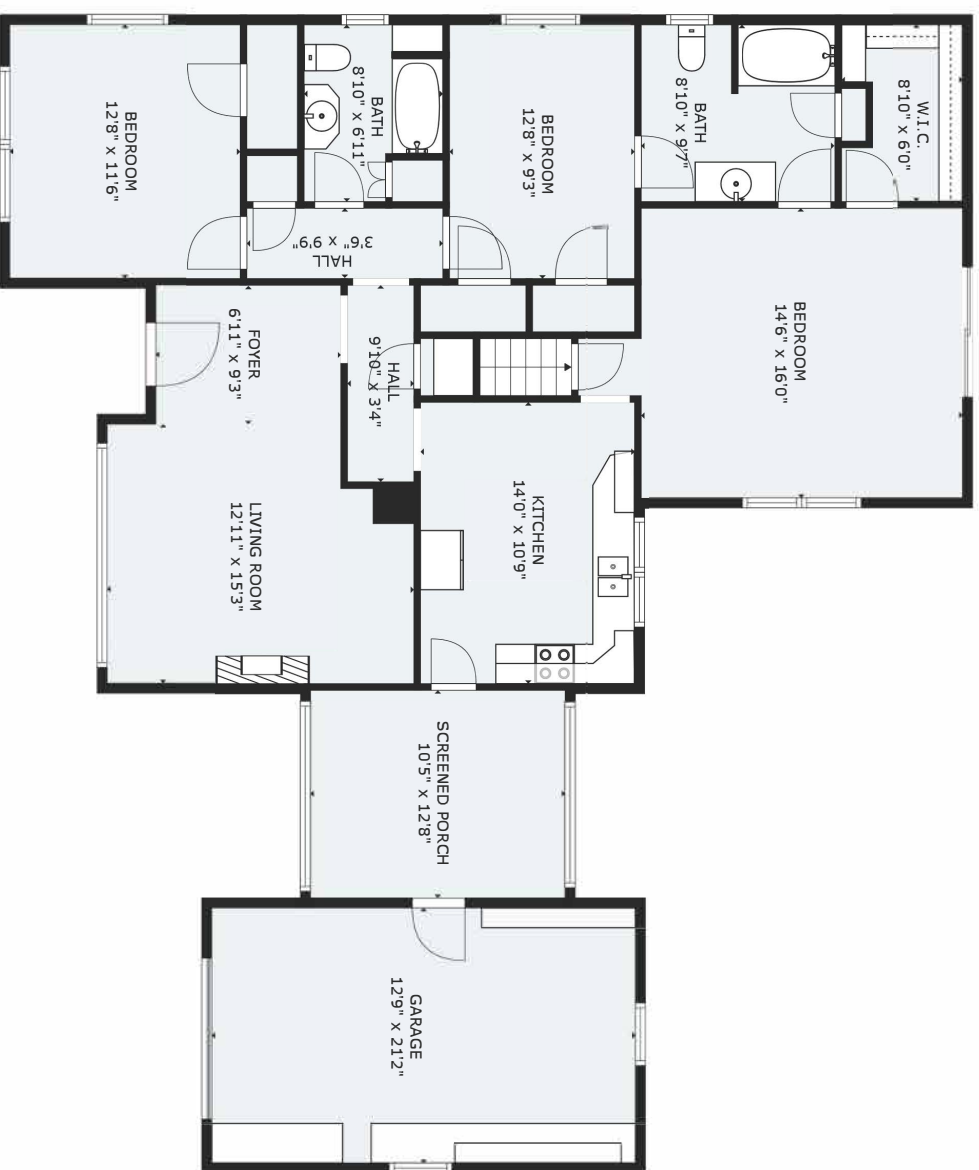


Additional Property Photographs





FLOOR 1



FLOOR 2

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

