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**2BR/1BA HOME**

**0.20± ACRE LOT**

**MASCOUTAH  
SCHOOLS**

# Online Only Real Estate Auction

314 North 6th Street, Mascoutah, IL 62258



***Bidding Closes: 6PM***  
***Thursday, July 24***

***Viewing: 12-2PM***  
***Sunday, July 20, 2025***

**County:** St. Clair ♦ **2024 Taxes:** \$3,413

**Exemptions:** None

**Parcel Number:** 10-31.0-207-003

**Zoning:** Single Family

**Total Lot Size:** 0.20± Ac

**Schools:** Mascoutah Dist. #19 & Mascoutah 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

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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.





# 314 North 6th Street Property Information

2BR/1BA ~ 1,108± Total Finished SF ♦ Year Built: 1947 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace ♦ Electric: Breaker Box  
Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Concrete Driveway ♦ Basement: Full, Unfinished

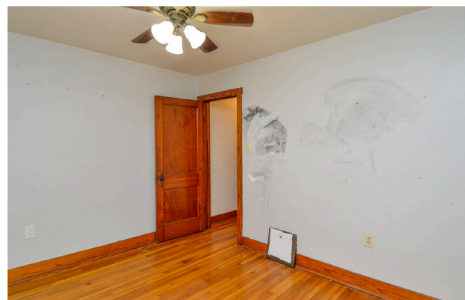
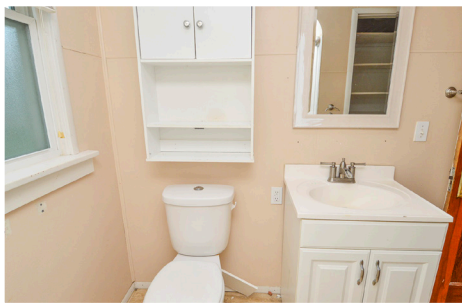
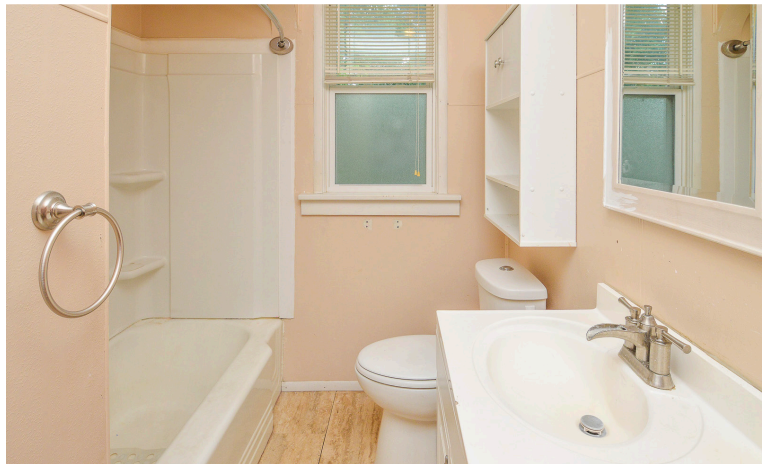


Welcome to this move-in ready 2-bedroom, 1-bath gem located just minutes from downtown Mascoutah, only 10 minutes from Scott Air Force Base, and a mere 30 minutes from St. Louis. Step through the front foyer into a spacious dining area with stylish vinyl plank flooring. The updated kitchen shines with stainless steel appliances, a gas stove, center island, and enough cabinet and countertop space of cabinet space, ideal for daily meals or weekend baking sprees. Just off the kitchen, the sunlit living room features hardwood floors and large front and side-facing windows that fill the space with natural light. Both bedrooms are generously sized, offering hardwood flooring, oversized closets, and easy access to the full bath just down the hall. Need extra space? The full, unfinished basement includes washer/dryer hookups and two staircases for convenience, one from the foyer, the other from a side-door landing near the kitchen. With a bit of vision, you can transform this area into an additional living space or a hobby area. Tucked behind the breezeway is the attached oversized two-car garage, offering extra storage and easy everyday access. A well-located, well-cared-for home with so much potential!

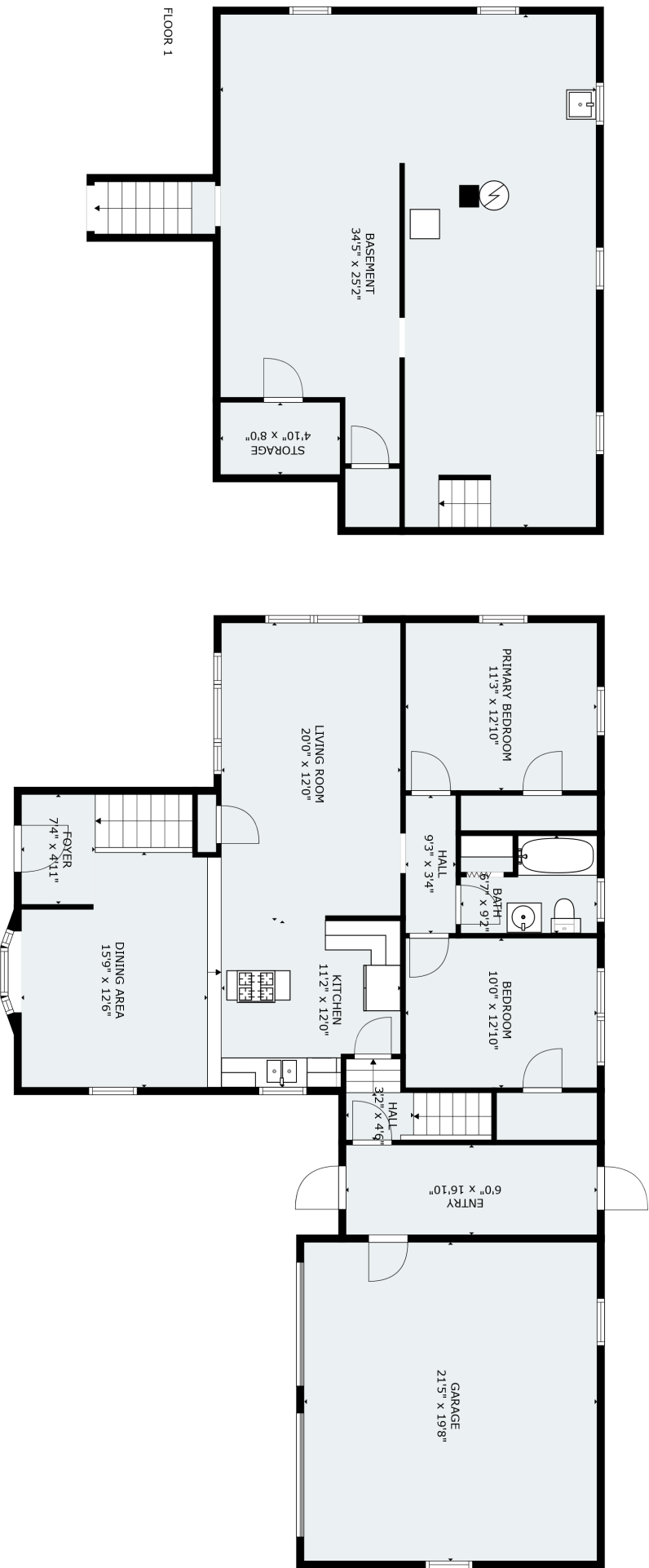




# *Additional Photographs*







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

