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**3BR/2BA HOME**  
**0.31± ACRE LOT**  
**INGROUND POOL**

# Online Only Real Estate Auction

**34 Aubuchon Circle, Fairview Heights, IL 62208**



***Bidding Closes: 5:30PM***  
***Thursday, July 31, 2025***

***Viewing: 12-2PM***  
***Sunday, July 27, 2025***

**County:** St. Clair ♦ **2024 Taxes:** \$3,435

**Exemptions:** None

**Parcel Number:** 03-27.0-404-005

**Zoning:** Single Family

**Total Lot Size:** 0.31± Ac

**Schools:** Pontiac Dist. #105 & Belleville East 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

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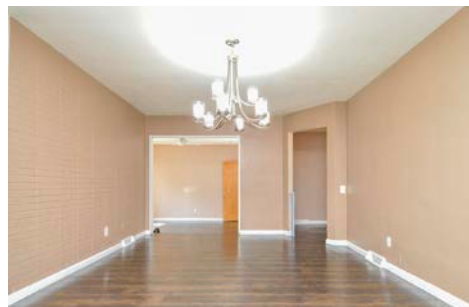
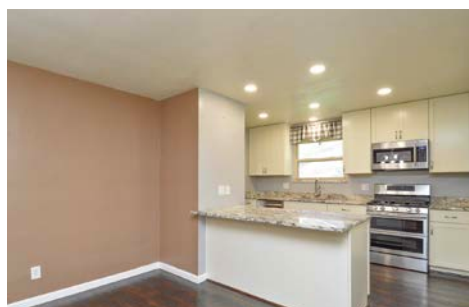


# 34 Aubuchon Circle Property Information

3BR/2BA ~ 1,699± Total Finished SF ♦ Year Built: 1965 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace (New in 2021) ♦ Electric: Breaker Box  
Gas Water Heater (New in 2021) ♦ Water & Sewer: Public ♦ Roof: Shingle (New in 2015) ♦ Concrete Driveway ♦ Basement: None, Crawl Space  
Wood Burning Fireplace (1) ♦ Inground Pool: New Liner, Pump, Jets and Heater Installed in 2021



This updated 3-bedroom, 2-bath ranch in Fairview Heights, IL offers effortless comfort and standout features, including an attached two-car garage and an in-ground pool outside. Inside you will find a spacious living room, complimented by a wood-burning fireplace with a striking stone mantle and vaulted ceilings, while the open-concept dining and kitchen area makes entertaining easy. The kitchen shines with stainless-steel appliances, granite countertops, a new sink, and a functional breakfast bar. The ADA-compliant full bath sits between two spacious bedrooms, and the primary suite includes its own private ¾ bath. You will also find a dedicated laundry room with built-in shelving and an office with sliding glass doors leading out to the pool area. This 0.31± acre property has received thoughtful updates: new roof (2015), HVAC (2016), water heater (2021), plumbing and cleanout (2023), and a premium pool package with a custom liner, heat pump, jets, and a heavy-duty cover, installed in 2021. Located minutes from all Metro East amenities and major routes, this home is ideal for casual living and entertaining.





# *Additional Photographs*

