

Professional Real Estate Auctions By:

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Online Only Real Estate Auction

1612 Lawrence Avenue, East Saint Louis, IL 62207

3BR/2BA HOME

ATTACHED 2-CAR GARAGE

0.17± AC. LOT



Bidding Closes: 5:30PM
Thursday, September 25, 2025

Viewing: 2:30-4:30PM
Sunday, September 21, 2025

County: St. Clair ♦ **2024 Taxes:** \$1,597

Exemptions: Owner Occupied

Parcel Number: 01-24.0-324-040

Zoning: Single Family

Total Lot Size: 0.17± Ac

Schools: East St. Louis #189 & East St. Louis 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.

1612 Lawrence Avenue Property Information

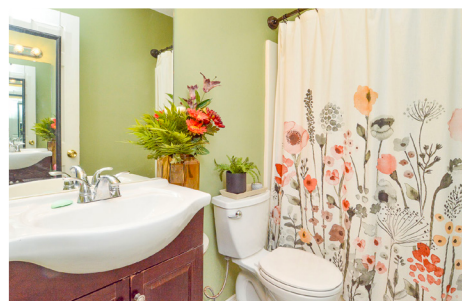
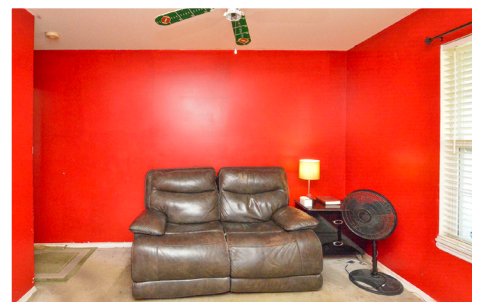
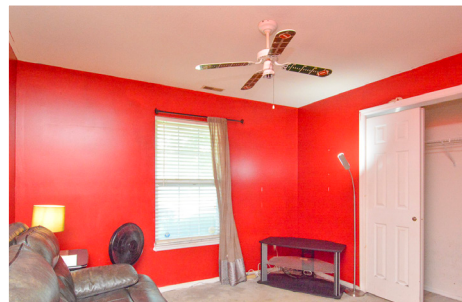
3BR/2BA ~ 1,238± Finished SF ♦ Year Built: 2000 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace ♦ Gas Water Heater
Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: None, Crawl Space ♦ Electric: Circuit Breaker ♦ 2 Car Attached Garage

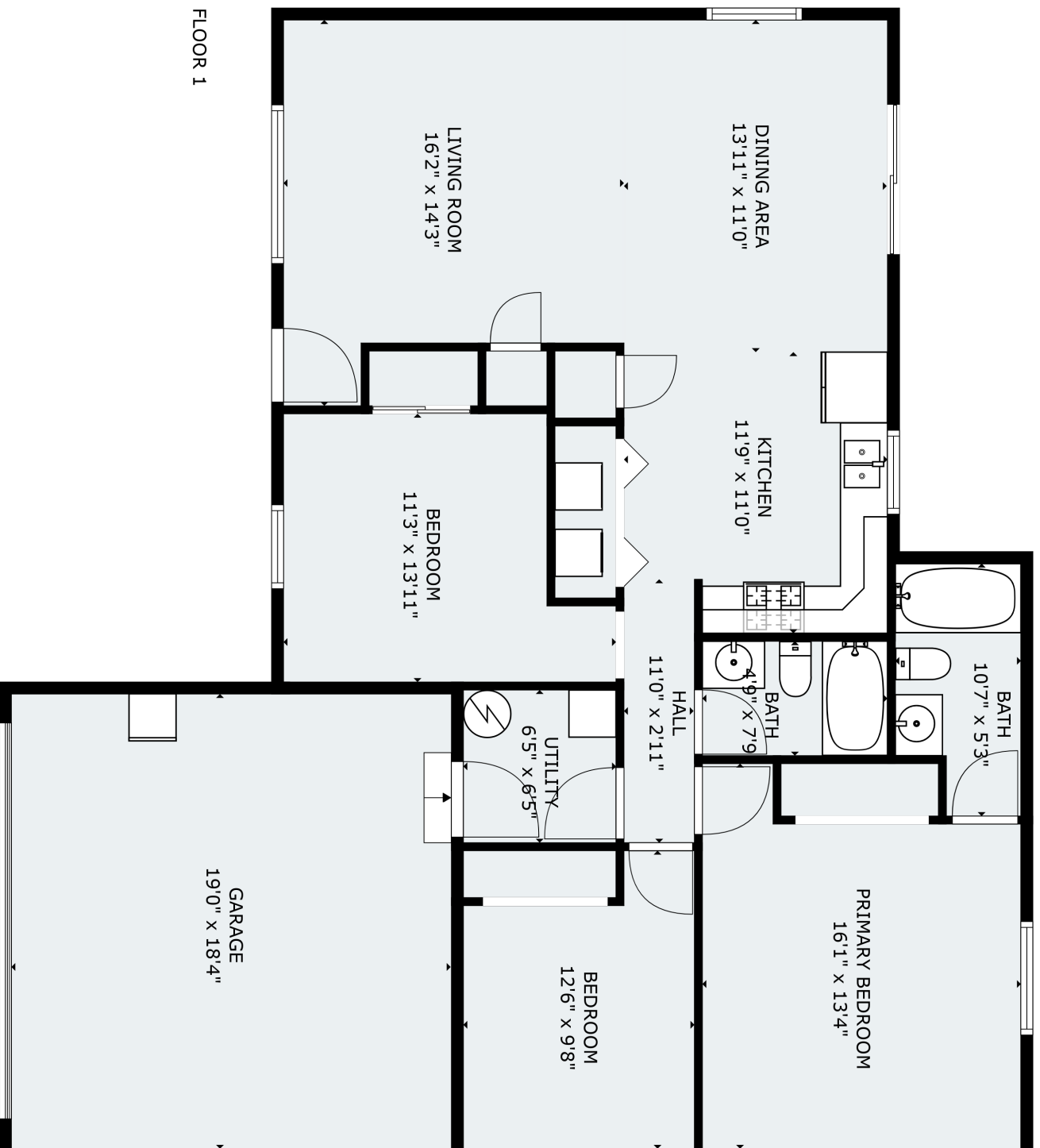


Step into a well maintained three-bedroom, two-bath home nestled on a generous 0.17± acre lot in East St. Louis. Curb appeal abounds with a classic brick veneer facade complemented by low-maintenance vinyl siding. From the moment you arrive, the home's clean lines and welcoming exterior set the tone for comfort within. Inside, the combined living and dining area feels open and bright, thanks to large vinyl windows. The sliding glass door frames views of the backyard and opens directly onto a covered patio, perfect for morning coffee or evening gatherings. A dining set remains in place, ready for your first dinner party. The kitchen offers stainless-steel appliances and durable vinyl flooring, abundant cabinet storage, and a spacious pantry. Two equally sized bedrooms are located just steps away from the full bathroom, while the primary suite offers its own private bath and an oversized closet designed for maximum organization. Functionality continues in the utility/laundry room, which provides washer and dryer hook-ups and leads directly into the attached two-car garage. Outdoors, a landscaped front yard enhances the home's curb appeal, while the poured concrete, covered patio overlooks an expansive backyard ready for barbecues, gardening, or play. The furnishings pictured in the home will sell with the home making this home truly move-in ready.



Additional Property Photographs





FLOOR 1

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

