

Professional Real
Estate Auctions By:
Adam's
Auction & Real Estate Services, Inc.
Toll Free: 1-877-566-8751
Adam Jokisch
Mobile (618) 530-8751

For Online Bidding Visit:
www.AdamsAuctions.hibid.com

Online Only Real Estate Auction 1620 Westhaven Drive, Belleville, IL 2220

3BR/2BA HOME
2,227± FINISHED SF
UNFINISHED BASEMENT



Bidding Closes: 6:30pm
Wednesday, October 22, 2025

Viewing 2:30-4:30pm
Sunday, October 19, 2025

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

County: St. Clair ♦ **2024 Taxes:** \$3,844

Parcel Number: 08-34.0-107-010

Exemptions: Owner Occupied, Senior Citizen
Senior Freeze

Zoning: Single Family

Total Lot Size: 0.26± Ac

Schools: Belleville Dist. #118 & 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.

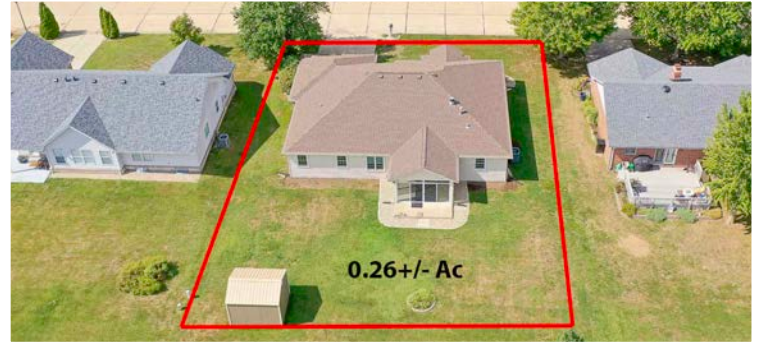


1620 Westhaven Drive Property Information

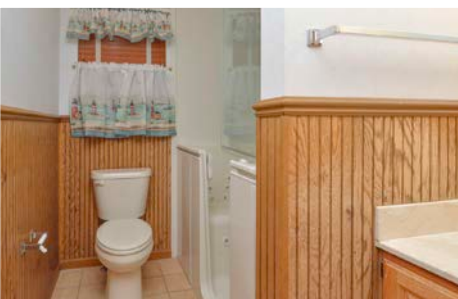
3BR/2BA ~ 2,272± Total Finished SF ♦ Year Built: 1991 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace ♦ Gas Water Heater
Water & Sewer: Public ♦ Roof: Shingle ♦ Gas Burning Fireplace ♦ Basement: Partial w/ Crawl - Unfinished ♦ Electric: Circuit Breaker
2-Car Attached Garage ♦ Sump Pump ♦ Central Vacuum System



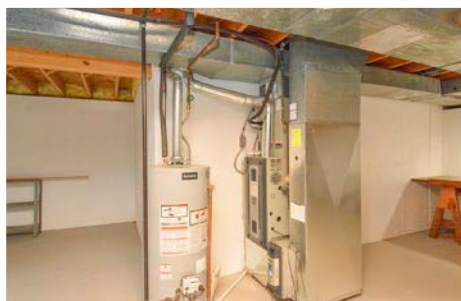
This elegant 3-bedroom, 2-bathroom brick ranch home offers timeless charm, and modern comfort is situated in the Westhaven Place Subdivision of Belleville, IL. From the moment you step through the stained-glass front door, natural light pours into the bright entryway, highlighting the rich LVP floors and welcoming ambiance. A formal dining room highlights large bay windows, perfect for hosting memorable gatherings. Opposite is the cozy family room that has office space or guest room potential. The open-concept, well-appointed kitchen with stainless-steel appliances, granite counter-tops, and custom cabinetry which create a space that is both functional and stylish. A casual dining nook adds warmth and convenience to everyday meals, while a partial glass door leads to a spacious four-season room overlooking the backyard. Anchored by a gas-burning fireplace set in a classic ornate tile and wooden mantle, the living room offers comfort and charm throughout the seasons. Down the main hallway is the dedicated laundry room with washer and dryer and two equally spacious and thoughtfully arranged bedrooms near a full bathroom boasting a walk-in tub with shower. The primary suite features a large walk-in closet, dual vanities, a whirlpool tub, and a standalone shower, creating a private retreat for relaxation. The partial, unfinished basement provides generous storage, utility access, and additional washer and dryer hookups. Outside, the beautifully manicured 0.26± acre lot includes a paved driveway and an oversized two-car garage, combining curb appeal with practicality. Located just minutes from schools, IL-15, Scott Air Force Base, and all major Metro East amenities! With its blend of classic design, modern updates, and unbeatable location, this home truly checks all the boxes!

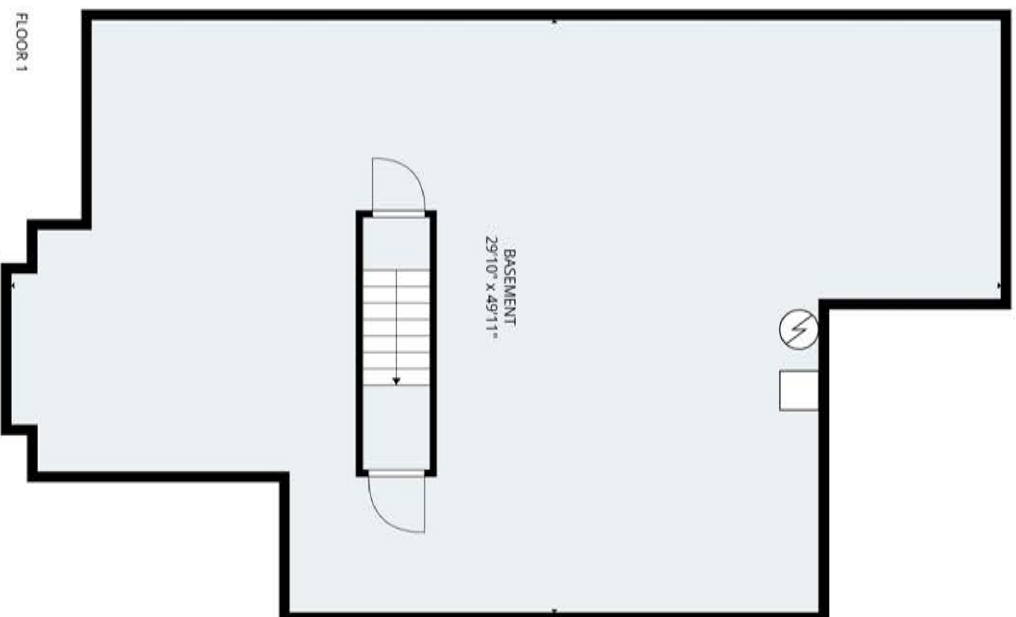


Additional Property Photographs



Additional Property Photographs





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

