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## Online Only Real Estate Auction

**7 Lakeview Drive, Freeburg, IL 62243**

**3BR/2BA HOME**

**ATTACHED  
2-CAR GARAGE**

**0.41± ACRES**



***Bidding Closes: 6PM***  
***Thursday, October 9, 2025***

***Viewing: 2:30-4:30PM***  
***Sunday, October 5, 2025***

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**County:** St. Clair ♦ **2024 Taxes:** \$4,805

**Parcel Number:** 14-29.0-200-058

**Exemptions:** Owner Occupied, Senior Citizen

**Zoning:** Single Family

**Total Lot Size:** 0.41± Ac

**Schools:** Freeburg Dist. #70 & Freeburg 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



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.



# 7 Lakeview Drive Property Information

3BR/2BA ~ 1,725± Total Finished SF ♦ Year Built: 1979 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace ♦ Gas Water Heater  
Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: None, Crawl Space ♦ Electric: Circuit Breaker ♦ Paved Asphalt Driveway  
Recently Remodeled Kitchen w/ Stainless Steel Appliances



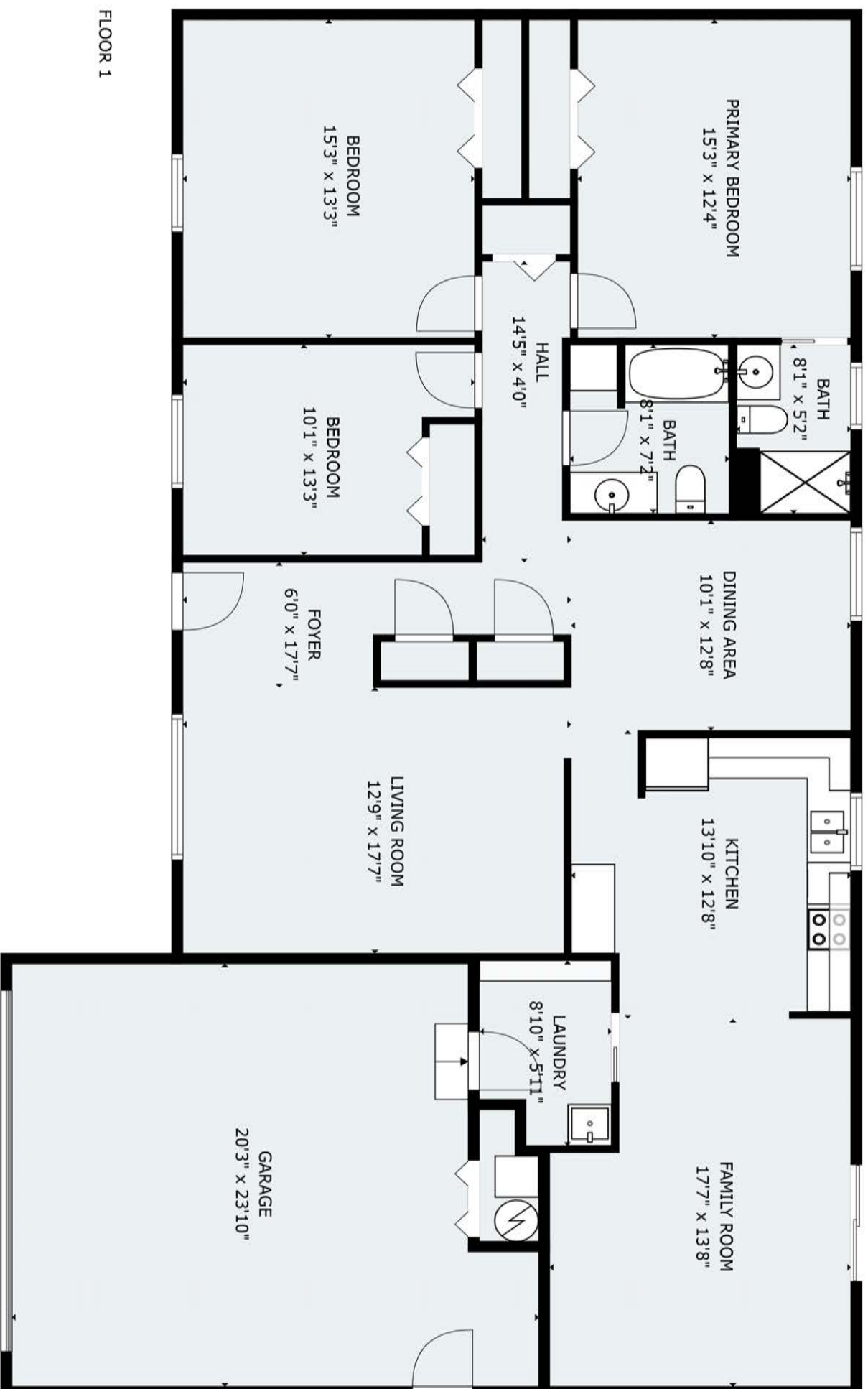
Step inside this beautifully maintained partial brick ranch home in Freeburg, IL and discover how modern comforts blend seamlessly with timeless charm. The home offers three spacious bedrooms and two fully updated bathrooms, including a private three-quarter bath in the primary suite. The heart of the house is the recently remodeled kitchen, where custom cabinetry, granite countertops, a tiled backsplash, and new stainless-steel appliances create a space both stylish and functional. Hardwood floors flow into the cozy living room beneath a large vinyl window dressed in treatments, and an adjoining formal dining room awaits holiday gatherings while the combined kitchen and dining area manages everyday meals with ease. A dedicated laundry room with washer and dryer hook-ups, a hand sink and direct access to an oversized two-car garage with workbench keeps chores out of sight. Outside, the covered front porch invites quiet mornings with a cup of coffee, and the back deck overlooks a 0.41-acre yard shaded by a mature tree—perfect for weekend barbecues or peaceful afternoons. Located in the sought-after Edgewood Lake Estates subdivision, this home sits just minutes from parks, schools, and IL-15, offering the ideal mix of convenience, comfort, and style.





# *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.

