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Online Only Real Estate Auction

725 PARK AVENUE, BELLEVILLE, IL 62220

3BR/2BA HOME
FULL BASEMENT
DETACHED
2-CAR GARAGE



Bidding Closes: 5pm
Thursday, October 30, 2025

Property Viewing:
Sun, October 26 ~ 2:30-4:30PM

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Notified of ALL of our Upcoming Auctions

County: St. Clair ♦ **2023 Taxes:** \$2,072
Parcel Number: 08-27.0-213-030
Exemptions: Owner Occupied, Senior Citizen
Senior Assessment Freeze
Zoning: Single Family
Total Lot Size: 0.16± 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.

725 Park Avenue Property Information

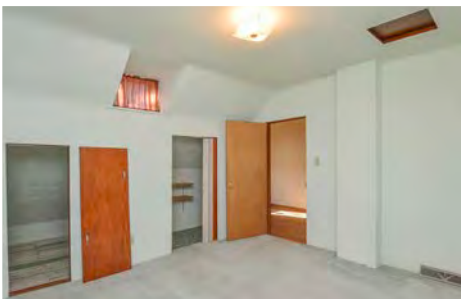
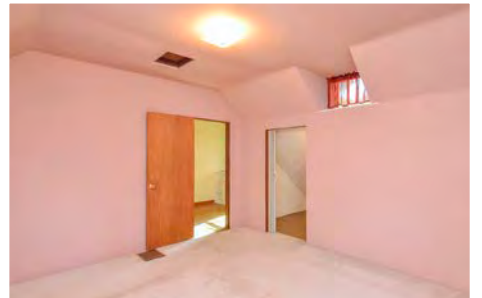
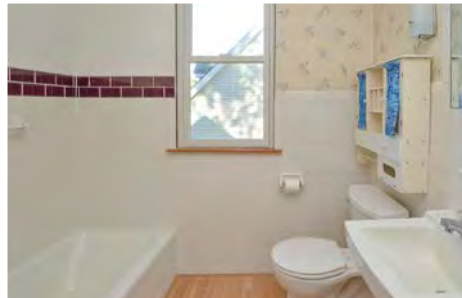
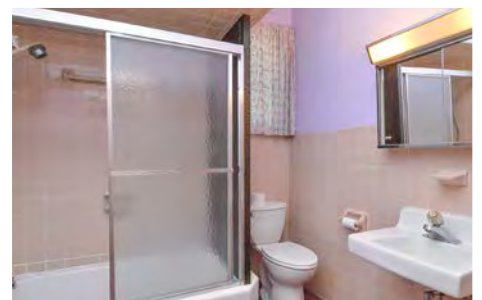
3BR/2BA ~ 2,464± Total Finished SF (Includes Finished Basement SF) ♦ Year Built: 1909 ♦ A/C: Central Air ('14)
Gas Water Heater ♦ Gas Furnace ('21) ♦ Water & Sewer: Public ♦ Roof: Shingle ('25) ♦ Electric: Circuit Breaker
Basement: Full, Partially Finished/Walk-Up ~ 952± Finished SF

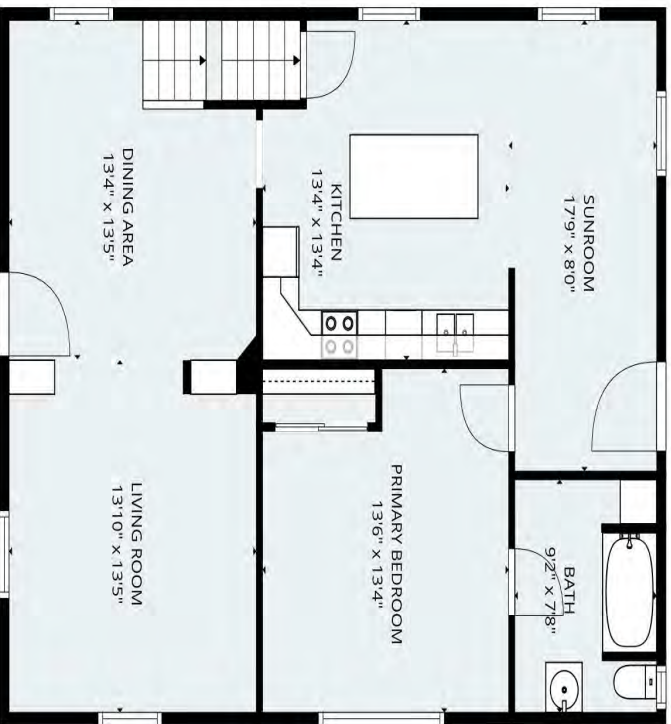


Discover timeless charm and modern comfort in this Craftsman-style home located in Belleville, IL. Situated on a 0.16± acre lot just minutes from local schools, parks, and the vibrant Belleville Public Square, this 3-bedroom, 2-bath, single family residence offers both convenience and character. The spacious living room welcomes you with classic hardwood trim, carpeted floors, and abundant natural light streaming through recently installed Anderson windows. Beyond the foyer, a combined kitchen and dining area create a seamless space for everyday living and entertaining guests. The kitchen features ample hardwood cabinetry, appliances, and an island ideal for casual meals. The adjoining dining area provides generous space for formal gatherings and opens to a covered back porch, perfect for outdoor dining. The main floor hosts the primary bedroom, complete with oversized closets and a private full bath. Upstairs, two additional bedrooms, connected by a flexible area suited for relaxing, studying, or creative pursuits. Each bedroom includes a walk-in closet and easy access to a full bath, finished with luxury vinyl plank flooring and decorative tile accents. The partially finished basement adds even more functionality, offering washer and dryer hookups, a workshop, a three-quarter bath, and a quiet office nook ideal for hobbies or remote work. Outside, a detached two-car garage with electric service complements the spacious yard, providing room for gardening, playing, or future enhancements. This home is a rare find, blending classic craftsmanship with practical living in a sought-after location.



Additional Property Photographs





FLOOR 2



FLOOR 3



FLOOR 1

Additional Property Information



Project	Company/Do -It-Yourselfer	In-progress/ Done-date	Notes
Windows	Renewal by Anderson	3/2018	
Plumbing upstairs (2nd floor) bathroom	WJ Plumbing	3/2022	Replaced drain line to basement; added shower
Plastered main floor bedroom	George Weis Plastering	7/2022	To repair wall and ceiling that was cut open for 2nd floor bathroom plumbing update
New concrete steps in front of house	DIY	7/2022	
Kitchen Backsplash	DIY	2/2023	Replaced wall paper with tile
Siding	DIY	7/2023	Siding cleaned
Tile upstairs (2nd floor) bathroom	DIY	8/2023	Added tile due to shower head being installed
Basement drain line	Red's & MidWest Excavating	5/2024	Diagnostic (4/2024), Flushed and hydrojetted drain, cut tree roots, installed access in driveway (5/2024)
Roof	Himstedt Roofing	2/2025	Roof replaced
Inside basement steps	DIY	4/2025	Added 2x4 wood blocks under each step to better support steps.
Outside basement entrance tripping hazard	DIY	4/2025	Reformed and poured concrete
Upstairs (2nd floor) closets	DIY	4/2025	Repaired loose plaster in closets that was due to water leak prior to new roof install (plastered, applied Kilz, and painted).
Gutters	Clinton Seamless Gutters	5/2025	Gutters replaced
Basement Plumbing	WJ Plumbing	5/2025	-Black pipe under Main floor bathroom area changed to PVC. -Kitchen sink drain rerouted to West side of basement and hooked up to 2nd floor bathroom drain line. Old PVC removed and old drain line capped. -Ventless fireplace disconnected and capped.
Basement floor joist under main floor bathroom	DIY	5/2025	Joist was cut for original plumbing (black pipe). A joist board was sistered to original joist to repair.
GFCI Recepticals	DIY	5/2025	GFCI recepticals installed in 2nd floor bathroom, main floor bathroom, and by kitchen sink
Recessed Recepticals in basement	DIY	5/2025	Extenders added to 5 recepticals in the basement so they are no longer recessed. 2-North Wall; 2-South Wall; 1-East Wall
Broken Recepticals	DIY	5/2025	Replaced 3 broken recepticals: living room West wall, main floor bedroom West wall, basement West wall near outside door
In the ceiling recepticals-basement	DIY	5/2025	The 2 recepticals above the ceiling in the basement were fixed. Recepticals removed and coverplates installed.
Deck	DIY	5/2025	Support beams and deck boards replaced
Garbage Disposal	DIY	5/2025	Replaced garbage disposal
Garage East entry door	DIY	5/2025	Old door removed and new door built.
Outside faucet	DIY	6/2025	Replaced outside faucet