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Online Only Real Estate Auction

309 Sunset Drive, Smithton, IL 62285

3BR/2BA HOME

0.24± ACRE LOT

**ATTACHED
2-CAR GARAGE**



Bidding Closes: 6pm
Thu., November 13, 2025

Viewing 2:30-4:30pm
Sunday, November 9, 2025

County: St. Clair ♦ **2024 Taxes:** \$4,436

Parcel Number: 13-28.0-310-004

Exemptions: Owner Occupied, Senior Citizen

Zoning: Single Family

Total Lot Size: 0.24± Ac

Schools: Smithton Dist. #130 & Freeburg HS

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Notified of ALL of our Upcoming Auctions

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.

309 Sunset Drive Property Information

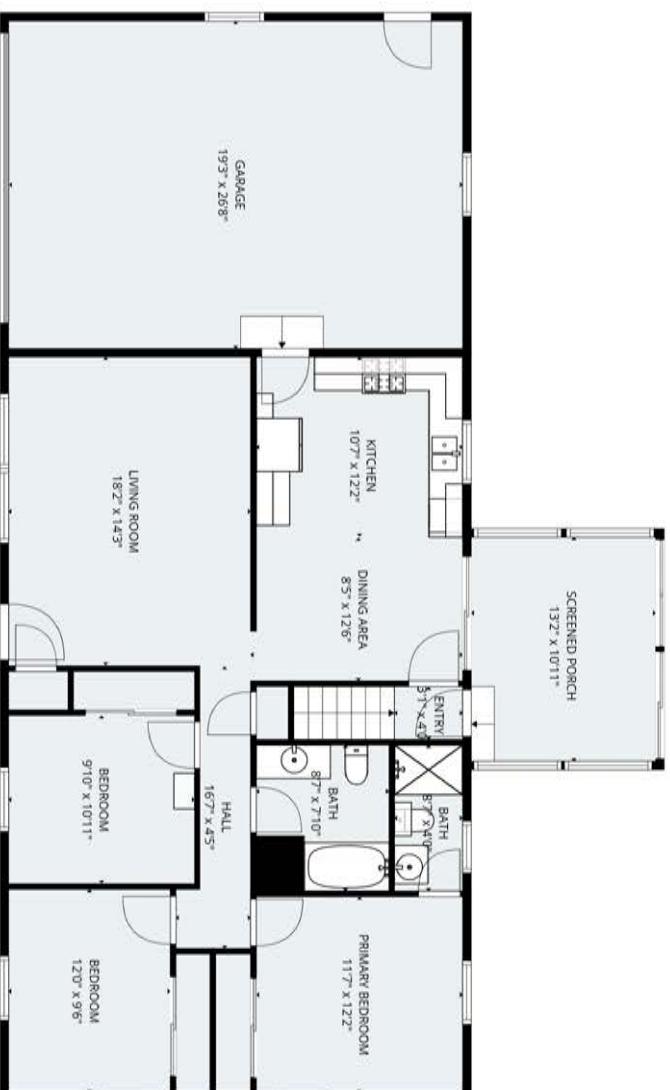
3BR/2BA ~ 1,232± Total Finished SF ♦ Year Built: 1978 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace ♦ Gas Water Heater
Water & Sewer: Public ♦ Roof: Shingle ♦ Water Softener ♦ Basement: Full, Unfinished ♦ Electric: Circuit Breaker



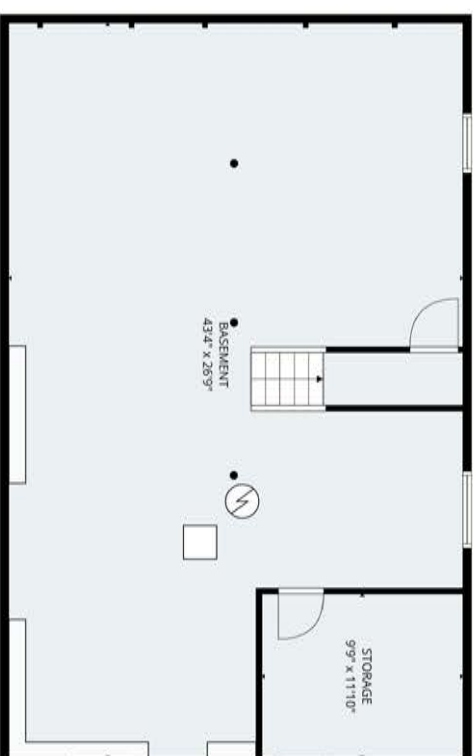
Discover the perfect blend of timeless charm and modern potential in this well-maintained solid brick ranch home located in the desirable Sunset Terrace subdivision of Smithton, IL. This inviting residence features three spacious bedrooms and two bathrooms, including a private three-quarter bath in the primary suite, offering comfort and convenience. At the heart of the home lies a thoughtfully designed eat-in kitchen, where custom wood cabinetry, expansive countertops, tiled backsplash, and stainless-steel appliances come together to create a space that is both stylish and highly functional. Premium LVP flooring flows seamlessly into the cozy living room, where a large vinyl window fills the space with natural light, creating a warm and welcoming atmosphere. The full unfinished basement is ready for your individual touch and creativity, offers abundant storage and includes a bonus room currently set up as a workshop, along with utility access and washer & dryer hookups. Outside, enjoy quiet mornings on the covered front porch or relax in the attached all-season room that overlooks a spacious backyard, ideal for weekend barbecues or peaceful afternoons. Situated just minutes from parks, schools, and IL-15, this home offers the perfect combination of convenience, comfort, and style.







FLOOR 2



FLOOR 1

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