

Professional Real
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Online Only Real Estate Auction

59 Lake Shore Drive, Troy, IL 62294

3BR/2BA ESTATE HOME
1,571± FINISHED SF
LAKE ACCESS



Bidding Closes: 5pm
Wed., November 5, 2025

Viewing 12-2pm
Sunday, November 2, 2025

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

County: Madison ♦ **2024 Taxes:** \$1,344
Parcel Number: 09-2-22-10-11-201-024
Exemptions: Owner Occupied, Senior Citizen
Senior Assessment Freeze
Zoning: Single Family
Total Lot Size: 0.54± Ac
Schools: Triad CU #2 & Triad 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



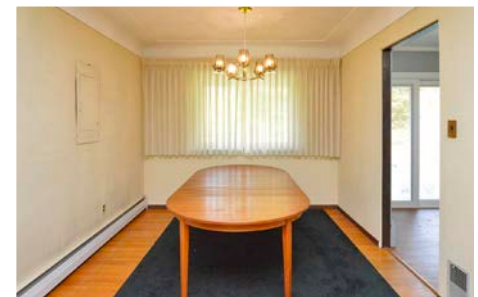
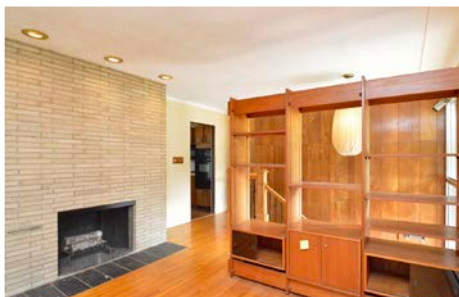
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

59 Lake Shore Drive Property Information

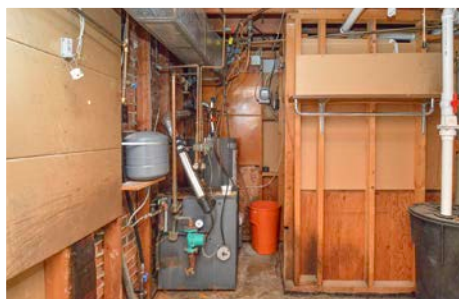
3BR/2BA ~ 1,571± Total Finished SF ♦ Year Built: 1962 ♦ Radiant Baseboard Heating ♦ Central Air ♦ Gas Boiler
Gas Water Heater ♦ Water & Sewer: Public/Septic ♦ Roof: Shingle ♦ Electric: Circuit Breaker ♦ Wood Burning Fireplace (1)
Gas Burning Fireplace(1) ♦ Basement: Partial, Partially Finished ~ 371+/- Finished SF ♦ 2-Car Attached Tuck-Under Garage
\$300.00 Annual HOA Fee Covers Lake Access and Maintenance

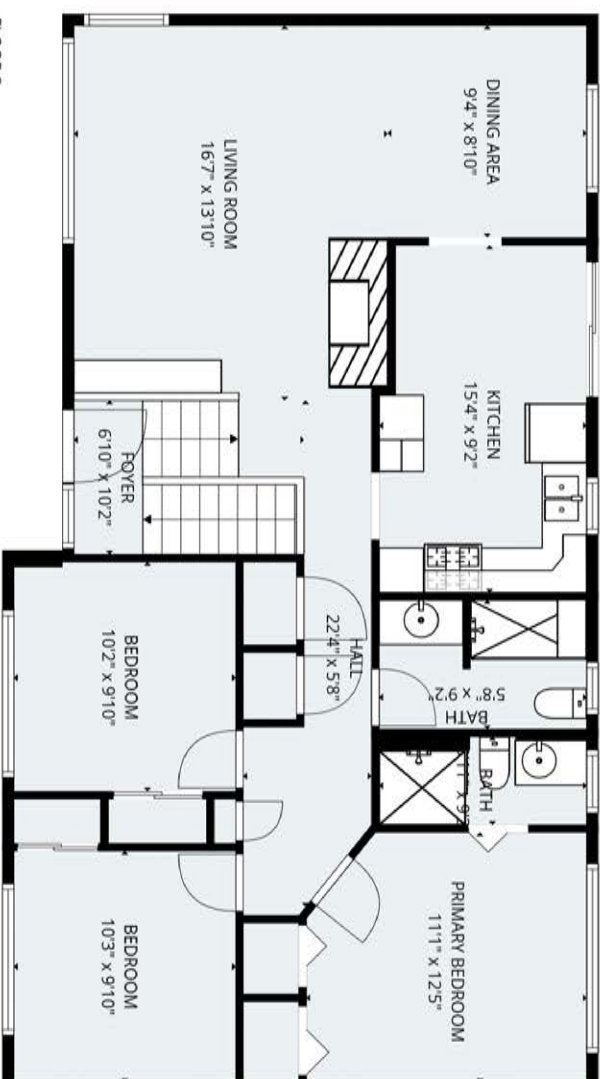


Welcome to lakeside living with everyday convenience in this split-level home in Troy, IL. Perfectly situated near schools, parks, and local amenities, this spacious three-bedroom, two-bath residence offers comfort, charm, and is ready for you to make it your own. As you enter through the front door, an open concept living and dining area bathed in natural light from expansive windows welcomes you. Warm hardwood floors in the dining room and a striking wood-burning fireplace with a custom floor-to-ceiling stone mantle and inlaid tiled hearth for gatherings that feel both intimate and elevated, making it the perfect setting for memorable meals and relaxed evenings by the fire. The dining area flows seamlessly into the kitchen, which includes all appliances and a cozy breakfast nook giving access to the patio which overlooks the back yard and private lake. A main hallway, flanked with the generously sized primary suite featuring its own three-quarter bathroom, while two additional bedrooms, served by a beautifully updated full bath. The lower level expands your living space with a finished family room centered around a gas-burning fireplace, ideal for movie nights or casual gatherings. The unfinished portion of the basement houses the laundry and utility rooms, complete with washer and dryer hookups and ample storage. Outside, a paved asphalt driveway leads to a two-car tuck-under garage. The backyard is a true retreat, with mature shade trees and private lake access via your own dock. The property has a \$300.00 annual HOA fee that covers lake access and maintenance. Whether you are hosting a summer barbecue or enjoying a quiet evening by the water, this home offers a peaceful escape just minutes from Troy's downtown shops and restaurants, with easy access to the I-55/I-70 exchange.

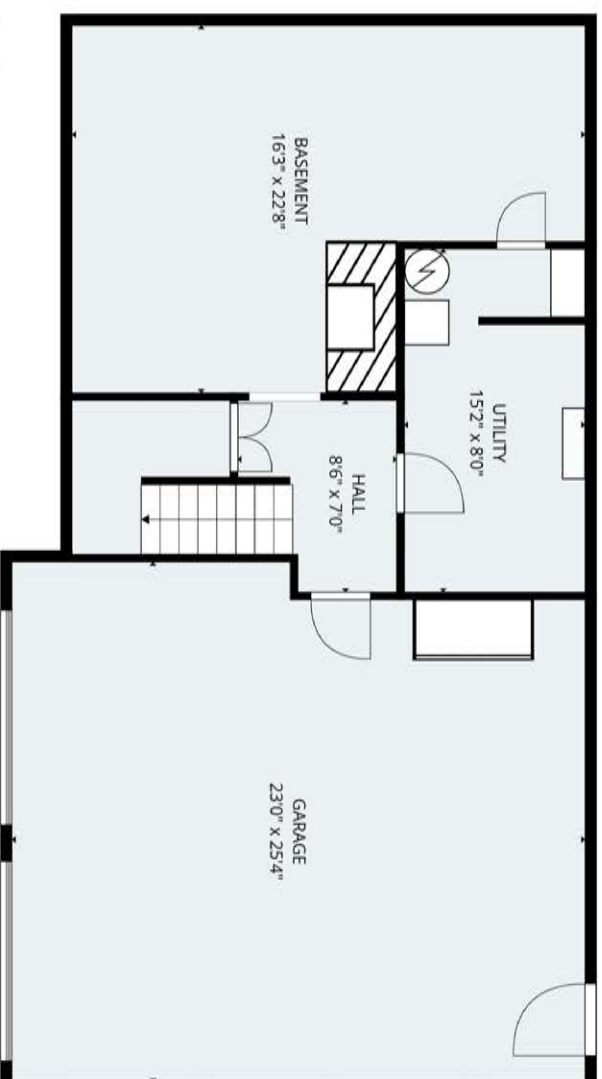


Additional Property Photographs





FLOOR 2



FLOOR 1

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