

Professional Real
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Online Only Real Estate Auction

702 West Washington Street, O'Fallon, IL 62269

4BR/2BA HOME
1,498± FINISHED SF
FULL BASEMENT



Bidding Closes: 5pm
Wed., November 12, 2025

Viewing 12-2pm
Sunday, November 9, 2025

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

County: St. Clair ♦ **2024 Taxes:** \$3,387
Parcel Number: 04-30.0-104-027
Exemptions: Owner Occupied, Senior Citizen
Zoning: Single Family
Total Lot Size: 0.17± Ac
Schools: O'Fallon Dist. #90 & O'Fallon 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



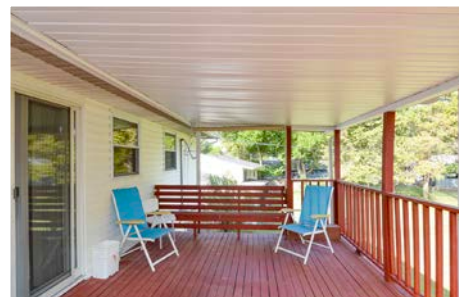
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental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

702 West Washington Street Property Information

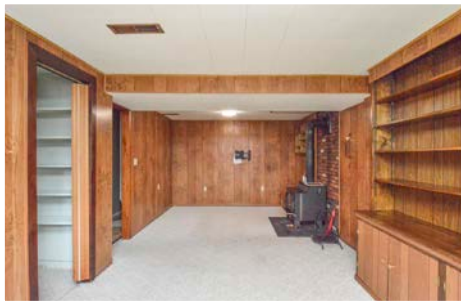
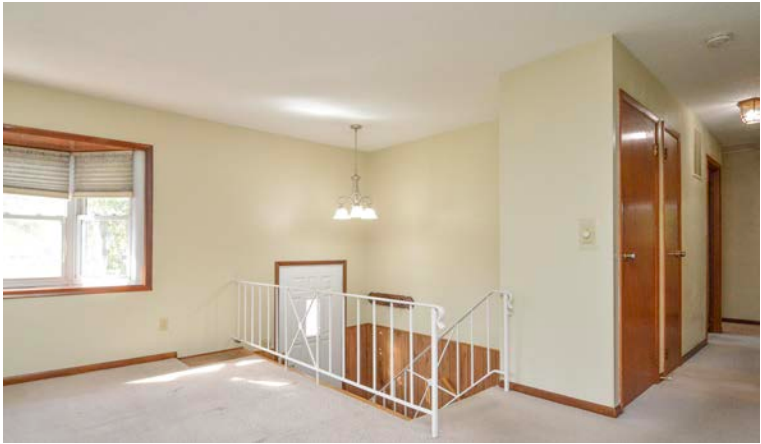
4BR/2BA ~ 1,498± Total Finished SF ♦ Year Built: 1967 ♦ Forced Air Heating ♦ Central Air (New in '18) ♦ Gas Furnace
Gas Water Heater (New in '23) ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Wood Burning Stove ♦ Electric: Fuses
Basement: Full, Partially Finished ~ 573+/- Finished SF ♦ 1-Car Attached Garage



Move right into this recently updated split-level home nestled in O'Fallon, IL. Perfectly positioned near schools, parks, and local amenities, this spacious single-family residence offers four bedrooms and two full baths. As you step through the front entrance, the living room welcomes you with expansive bay windows that flood the space with natural light, while the adjoining kitchen and dining area highlighting stone countertops, updated cabinetry, and Whirlpool appliances including a new refrigerator installed in 2022. Sliding glass doors open from the kitchen to a covered deck, where sweeping views of the manicured lawn and blossoming gardens await. Down the main hallway, you will discover a generously sized primary suite and two additional bedrooms, each carpeted for comfort, all served by a beautifully appointed three-quarter bathroom. The lower level extends your living space with a finished family room centered around a wood-burning stove. Just off this area, a fourth bedroom with an oversized closet and a three-quarter bath provide flexible living, while the unfinished portion of the basement houses the laundry and utility rooms, complete with washer and dryer, and a workshop perfect for projects. Outside, the paved asphalt driveway leads to a single-car garage, and the fully fenced backyard features a gardening shed for green-thumb enthusiasts. With downtown O'Fallon's shopping and dining options and Scott Air Force Base just minutes away, this home is move-in ready and waiting for your personal touches..

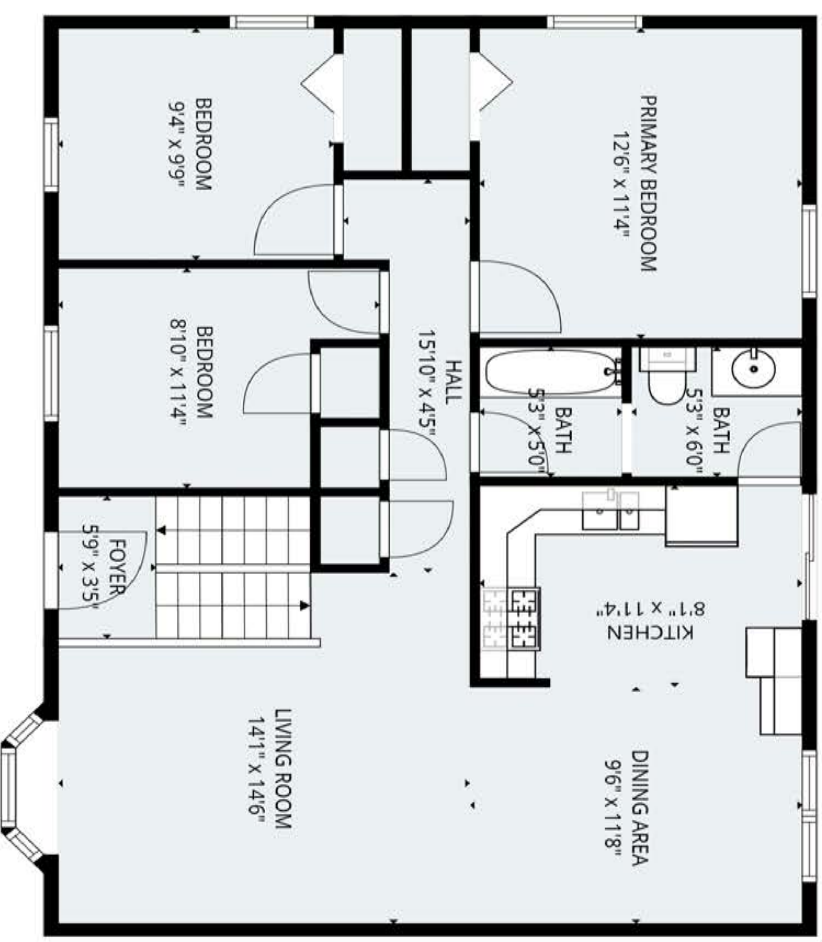


Additional Property Photographs





FLOOR 1



FLOOR 2

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