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## Online Only Real Estate Auction 725 South Belt West, Belleville, IL 62220

**4BR/3BA HOME**  
**2,850± FINISHED SF**  
**0.31+/- AC LOT**



***Bidding Closes: 5pm***  
***Thursday, December 4, 2025***

***Viewing 12-2pm***  
***Sunday, November 30, 2025***

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**County:** St. Clair ♦ **2024 Taxes:** \$3,362

**Parcel Number:** 08-28.0-300-005

**Exemptions:** Owner Occupied, Senior Citizen

**Zoning:** Single Family

**Total Lot Size:** 0.31± Ac

**Schools:** Belleville Dist. #118 & Belleville West 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.

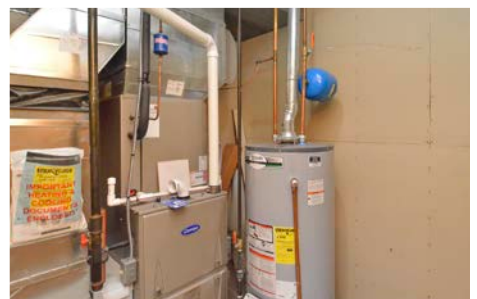
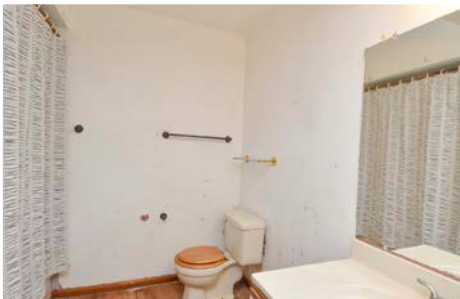
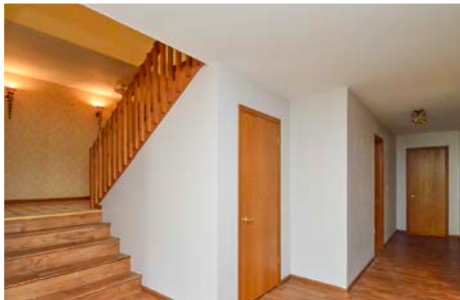
# 725 South Belt West Property Information

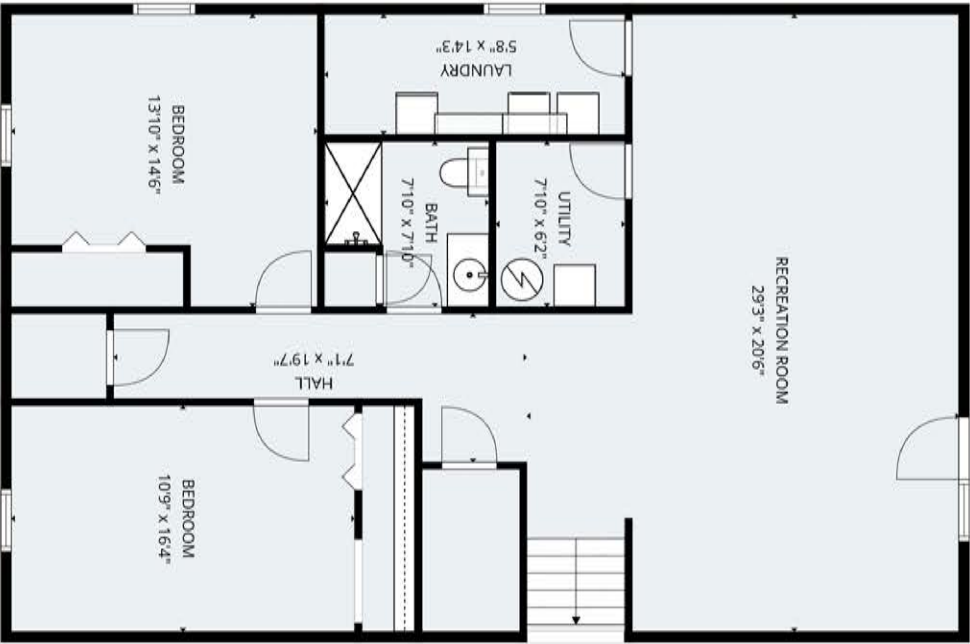
4BR/3BA ~ 2,850± Total Finished SF ♦ Year Built: 1986 ♦ Forced Air Heating ♦ Central Air (New in 2016) ♦ Gas Furnace (New in 2016)  
Gas Water Heater (New in 2021) ♦ Water & Sewer: Public ♦ Roof: Shingle (New in 2022) ♦ Electric: Circuit Breaker  
Basement: Partial, Partially Finished/Walk-Out ~ 1,269± Finished SF ♦ Heated Concrete Driveway



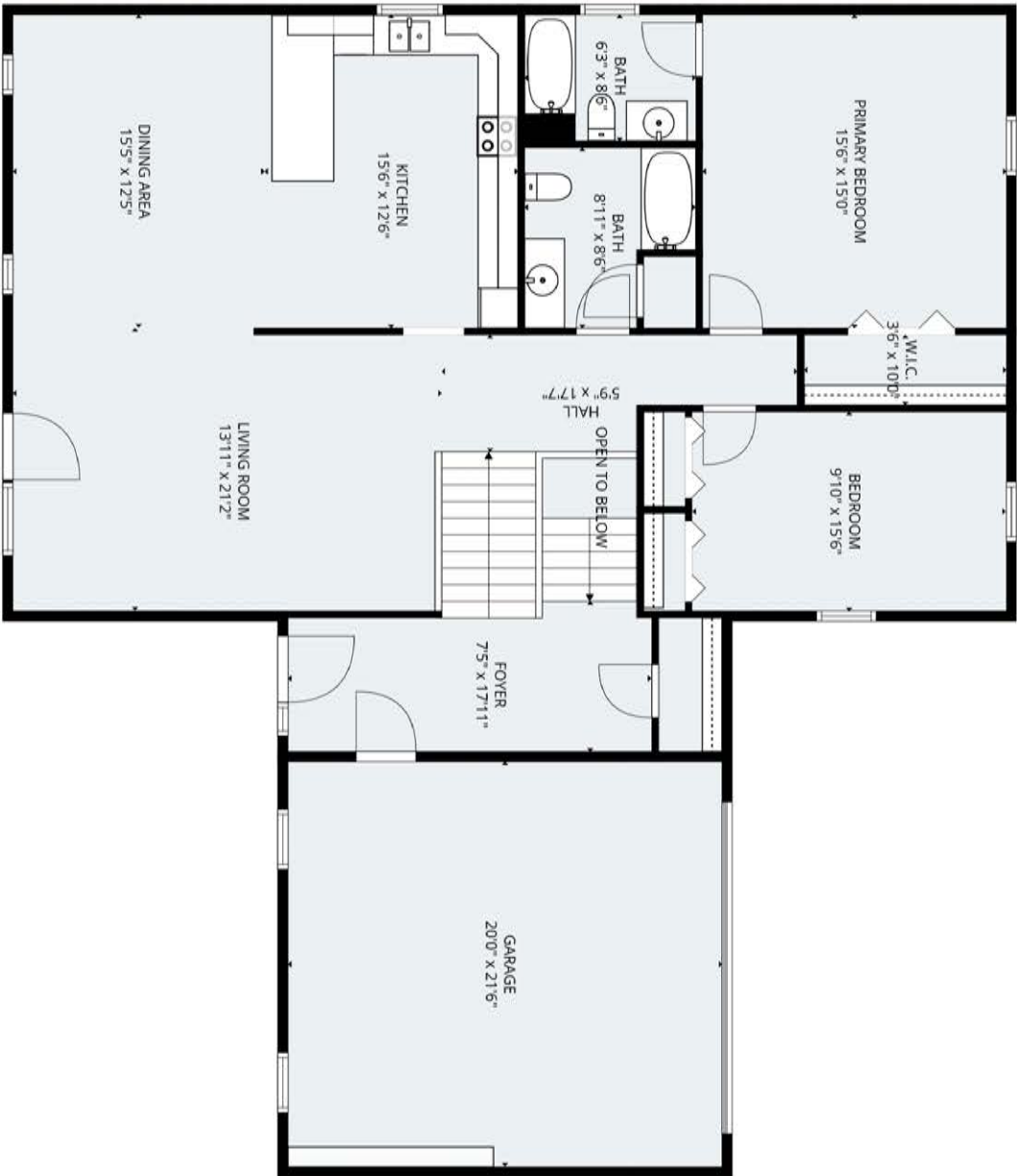
Classic split level home on a generous 0.31± acre lot just minutes from schools, parks, shopping, and commuter routes is ready for your inspired updates and modern touches. A welcoming foyer leads upstairs to an expansive living and dining area flooded with natural light from large windows, creating an inviting space for everyday living and entertaining guests. The kitchen, located conveniently adjacent to the dining area, is ready to be turned into a wonderful haven for your culinary creations as well as creating an open, functional heart of the home. The oversized primary suite offers generous closet space and a private bath, while an additional bedroom and a well-appointed full bath sit mere steps away in the main hallway. Downstairs, the lower-level family room features durable LVP flooring and sliding glass doors that open to a poured concrete patio, blending indoor comfort with outdoor access. Two equally sized lower-level bedrooms share a full bath and a laundry/utility room, with washer and dryer adding practical convenience and storage. Outside, a charming front brick patio provides a peaceful spot for morning coffee under mature trees. The rear heated concrete driveway leads to an oversized attached two-car garage. With easy access to IL Route 15 and all Metro East amenities, this four-bedroom, three-bath home offers comfortable living spaces and excellent potential to personalize into your dream residence.







FLOOR 1



FLOOR 2

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

