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## Online Only Real Estate Auction

**1705 Spruce Hill Drive, Belleville, IL 62221**

**3BR/2BA HOME**  
**1,858± FINISHED SF**  
**0.49± ACRE LOT**



***Bidding Closes: 5pm***  
***Tuesday, December 30, 2025***

***Viewing 12-2pm***  
***Sunday, December 21, 2025***

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**County:** St. Clair ♦ **2024 Taxes:** \$1,848

**Parcel Number:** 08-14.0-403-020

**Exemptions:** Owner Occupied, Senior Citizen  
Senior Freeze

**Zoning:** Single Family

**Total Lot Size:** 0.49± Ac

**Schools:** Whiteside Dist. #115 & Belleville East 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.





# 1705 Spruce Hill Drive Property Information

3BR/2BA ~ 1,858± Total Finished SF ♦ Year Built: 1991 ♦ Forced Air Heating ♦ Central Air (New in 2020) ♦ Gas Furnace (New in 2020)  
Gas Water Heater (New in 2018) Water & Sewer: Public ♦ Roof: Shingle (New in 2010) ♦ Gas Burning Fireplace ♦ Electric: Circuit Breaker  
Basement: None, Crawl Space ♦ 2-Car Attached Garage ♦ Central Vacuum System



Welcome to this elegantly maintained partial-brick ranch home in the desirable Spruce Hill Estates subdivision of Belleville, where classic charm blends seamlessly with modern comfort. Natural light pours through a skylight into the bright living room, where a gas fireplace set on an inlaid brick hearth with an ornate wooden mantle creates a warm and inviting centerpiece. Plush carpeting flows effortlessly into the combined kitchen and dining area, a thoughtful layout designed to make everyday meal preparation and entertaining friends and family both simple and enjoyable. The kitchen offers generous countertops, abundant cabinetry, and a large pantry, while the dining area opens through sliding glass doors to a porch overlooking the back yard, encouraging an easy indoor-outdoor lifestyle. Two spacious bedrooms, each offering ample closet space and large windows, filling the rooms with natural light flank the full bathroom located along the home's main hallway. A primary suite provides a private retreat with a spa-like bath featuring a soaking tub, double vanity, stand-alone shower, and expansive closet space. An attached two-car garage adds convenience for errands and unloading, while the exterior delights with a covered front porch overlooking a manicured lawn and a backyard framed by mature shade trees. Situated on nearly a half an acre and just minutes from schools, shopping, Scott Air Force Base, and all major Metro East amenities, this home combines timeless design, thoughtful updates, and an unbeatable location.









1st floor

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

