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## Online Only Real Estate Auction

**3127 Princeton Drive, Granite City, IL 62040**

**3BR/2BA HOME**

**0.18± ACRE LOT**

**PARTIALLY FINISHED  
BASEMENT**



***Bidding Closes: 5:30pm***  
***Tues., December 23, 2025***

***Viewing 12-2pm***  
***Sunday, December 14, 2025***

**County:** Madison ♦ **2024 Taxes:** \$4,370

**Parcel Number:** 22-2-20-08-13-302-021

**Exemptions:** Owner Occupied

**Zoning:** Single Family

**Total Lot Size:** 0.18± Ac

**Schools:** Granite City Dist. #9 & Granite City HS

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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.



# 3127 Princeton Drive Property Information

3BR/2BA ~ 1,939± Total Finished SF (Includes Finished Basement SF) ♦ Year Built: 1963 ♦ Forced Air Heating ♦ Central Air Gas Furnace ♦ Gas Water Heater (New in '24) ♦ Water & Sewer: Public ♦ Electric: Circuit Breaker ♦ Roof: Shingle ♦ Electric Fireplace  
Basement: Full, Partially Finished ~ 542± Finished SF

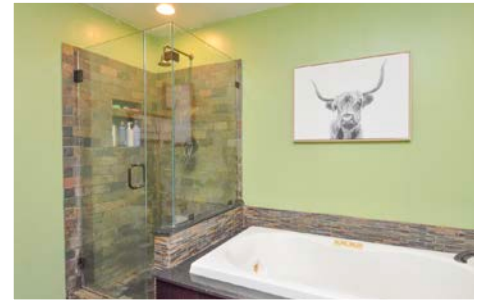


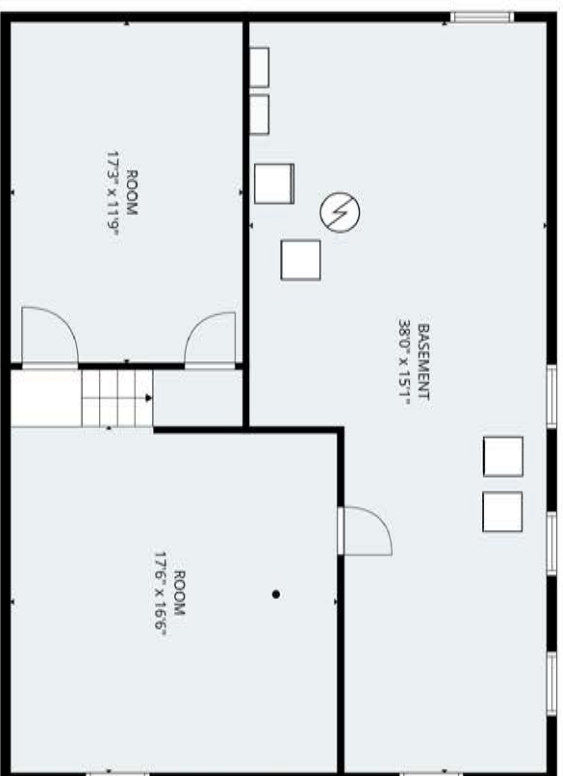
Discover timeless curb appeal and modern comfort in this solid brick ranch located in Lueders Park Estate. The home offers three spacious bedrooms and two full bathrooms, including a private primary suite with a whirlpool tub and stand-alone shower. The kitchen is a chef's delight with custom wood cabinetry, expansive granite countertops, a gas cooktop, and stainless-steel appliances. Warm hardwood floors flow through the living and dining areas, where a newly installed large tilt-in vinyl window fills the space with natural light. The full, partially finished basement expands living space with a recreational area anchored by an electric fireplace and built-in surround sound for a theatre-like experience. A versatile bonus room can serve as an office or a fourth bedroom, while the unfinished utility area provides storage and laundry hookups. Outside, enjoy quiet mornings on the covered front porch or entertain on the 16' x 20' deck overlooking a spacious, fully fenced backyard with a fire pit. Minutes from local amenities and major Metro East routes, this home blends convenience, comfort, and style.





# *Additional Property Photographs*





Basement 1



1st Floor

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

