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Mobile (618) 530-8751

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**2BR/3BA
VILLA
ATTACHED
2-CAR GARAGE
FULL BASEMENT**

Online Only Real Estate Auction

428 BANDMOUR PLACE, O'FALLON, IL 62269



Bidding Closes: 6PM
Thursday, February 5, 2026

Viewing: 2:30-4:30PM
Sunday, February 1, 2026

County: St. Clair ♦ **2024 Taxes:** \$6,769
Exemptions: Owner Occupied, Senior Citizen
Parcel Numbers: 04-27.0-105-025
Zoning: Residential
Schools: O'Fallon Dist. #90 & O'Fallon HS
Lot Size: 0.15± Acres

Terms: \$10,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 5% Buyers Premium
List subject to change without notice

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Notified of ALL of our Upcoming Auctions

Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material

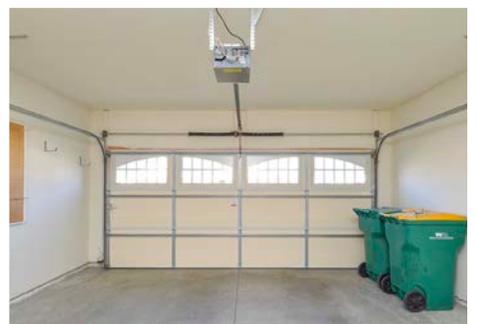


Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental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

428 Bandmour Place Property Information

2BR/3BA ~ 2046± Total SF ♦ Year Built: 2015 ♦ Forced Air Heating ♦ Water & Sewer: Public ♦ Central A/C (New in 2023)
Electric: Circuit Breaker ♦ Gas Furnace ♦ Gas Water Heater (New in 2021) ♦ Gas Fireplace ♦ 2 Car Attached Garage
Roof: Shingle (New in 2025) ♦ Basement: Full, Partially Finished ~ 595± Finished SF ♦ **\$115 Monthly HOA Fee**

Enjoy a seamless blend of elegance and comfort in this well maintained 2 bedroom, 3 bath end unit Villa located in the highly desirable Villas of Braeswood community in O'Fallon, IL! From the moment you enter, warm hardwood floors and abundant natural light spill through large vinyl windows, creating an inviting and uplifting atmosphere throughout the main level. The open concept kitchen serves as a true centerpiece, offering a generous breakfast bar, and stainless steel appliances that flow effortlessly into the dining and living areas. A gas burning fireplace anchors the space, adding both charm and comfort to everyday living and entertaining. Just beyond the main living area, a well appointed full bathroom accompanies a spacious bedroom with impressive closet space, ideal for guests or flexible use. The oversized primary suite provides a private retreat of its own, enhanced by sunlit bay windows, a walk in closet, and a full bath featuring a dual vanity. A laundry room, conveniently accessible from the attached two car garage, keeps daily tasks neatly tucked away. The partially finished basement expands the home's living potential with a cozy recreation room bathed in natural light from two large windows and softened by plush carpeting. A convenient three quarter bath makes the lower level perfect for gatherings, hobbies, or quiet evenings at home. The unfinished portion of the basement offers abundant storage and includes a large egress window, presenting the opportunity to add an additional bedroom if desired. Outside, the attached two car garage provides secure parking and extra storage, while a covered deck invites both relaxation and lively outdoor entertaining. Recent updates include a new roof in 2025, leaf filter in 2024, hot water heater in 2021, A/C unit in 2023, bedroom carpet in 2022, and bathroom vinyl flooring in 2022 ensure peace of mind and modern comfort. Ideally located just minutes from parks, shopping, dining, and schools, this Villa offers exceptional convenience and highlights the best of the Villas of Braeswood community.

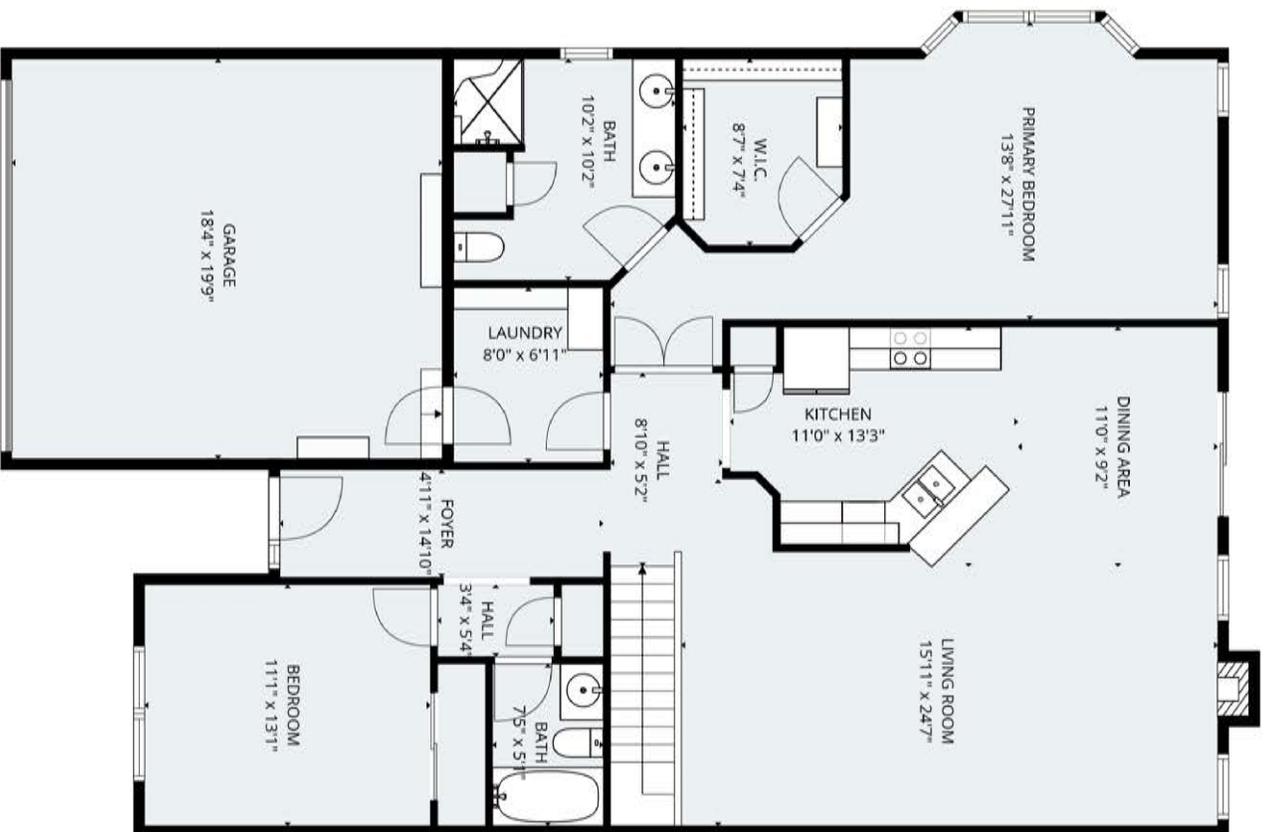


Additional Photographs



Additional Photographs





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

