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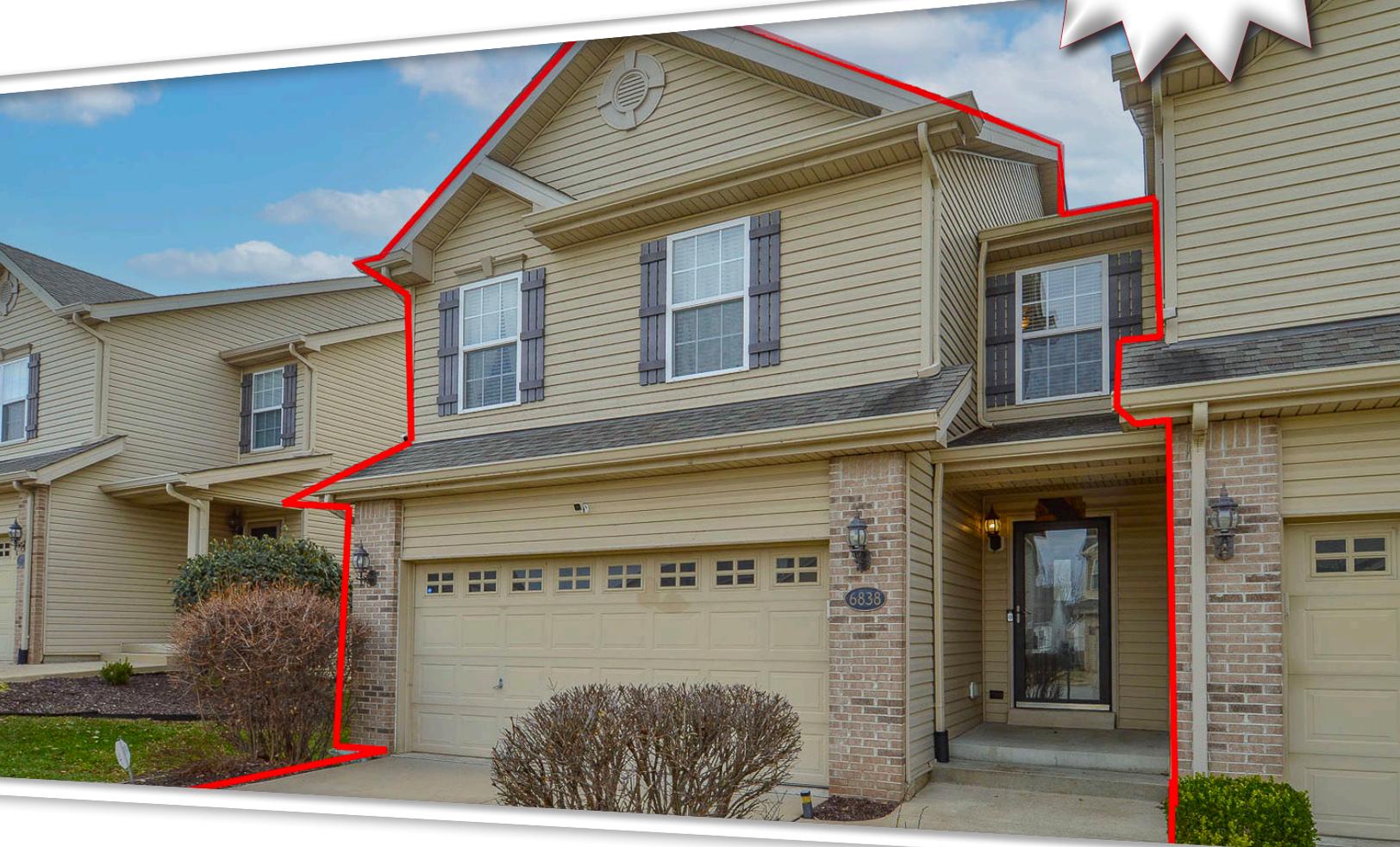
Adam Jokisch  
Mobile (618) 530-8751

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# Online Only Real Estate Auction

6838 Hampshire Court, Maryville, IL 62062

**3BR/4BA  
TOWNHOME  
ATTACHED  
2-CAR GARAGE  
FULL BASEMENT**



***Bidding Closes: 5PM***  
***Wednesday, January 21, 2026***

***Viewing: 12-2PM***  
***Sunday, January 18, 2026***

**County:** Madison ♦ **2024 Taxes:** \$4,913

**Exemptions:** None

**Parcel Numbers:** 13-2-21-01-09-101-126

**Zoning:** Residential

**Schools:** Collinsville CU #10 & Collinsville 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

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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.

# 6838 Hampshire Court Property Information

3BR/4BA ~ 2,121± Total SF ♦ Year Built: 2008 ♦ Forced Air Heating ♦ Water & Sewer: Public ♦ Central A/C  
Electric: Circuit Breaker ♦ Electric Furnace ♦ Electric Water Heater ♦ Electric Fireplace ♦ 2-Car Attached Garage  
Basement: Full, Partially Finished ~ 468± Finished SF ♦ **\$195 Monthly HOA Fee & \$425 Annual Dues**

Step into timeless elegance and modern comfort with this beautifully maintained 3 bedroom, 4 bath end unit townhome in the sought after Villages at Amberleigh community in Maryville, IL. From the moment you enter, rich hardwood floors and abundant natural light pour through large vinyl windows, creating a warm and inviting atmosphere. The open concept kitchen is a true chef's delight, featuring ample cabinet and countertop space, a generous breakfast bar, and all included appliances. It flows seamlessly into the quaint dining area, while the living area offers an electric fireplace adding a cozy focal point. A half bath is also conveniently located on the main level. Upstairs, a well appointed full bath serves two spacious bedrooms, each offering generous closet space and plenty of natural light. The oversized primary suite provides a private retreat with two walk in closets, sunlit windows, and a luxurious en suite bath complete with a soaking tub and separate shower. The laundry room sits on the second floor keeping household tasks organized and out of sight. The partially finished basement expands the home's living space with a comfortable recreation room enhanced by soft carpeting and a large egress window that fills the area with daylight—perfect for gatherings, hobbies, or quiet evenings in. Outside, an attached two car garage offers secure parking and additional storage, while an elevated deck invites relaxation, grilling, or lively outdoor entertainment. Ideally located just minutes from parks, shopping, dining, and all Metro East amenities, this exceptional townhome offers the very best of the Villages at Amberleigh. It is a perfect blend of style, convenience, and comfort ready to welcome you home.

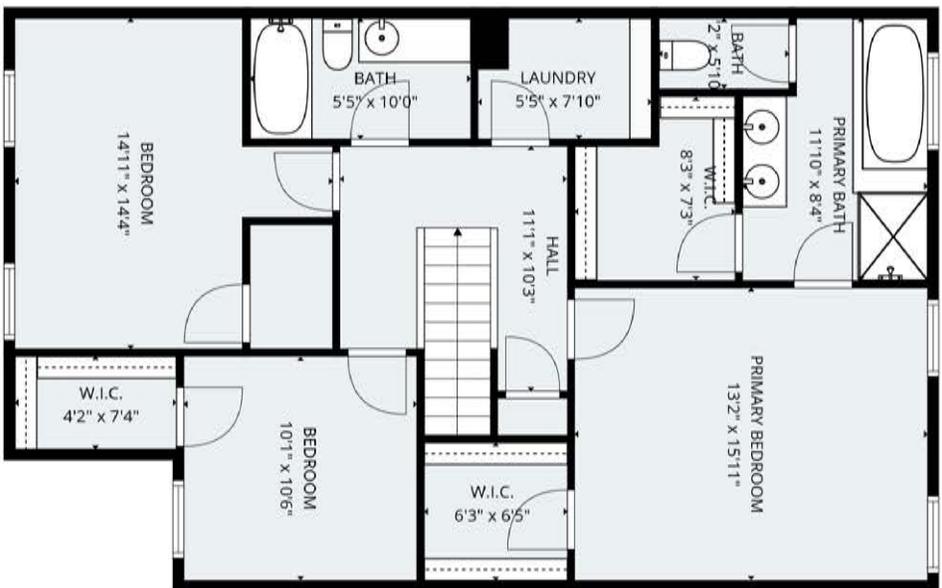
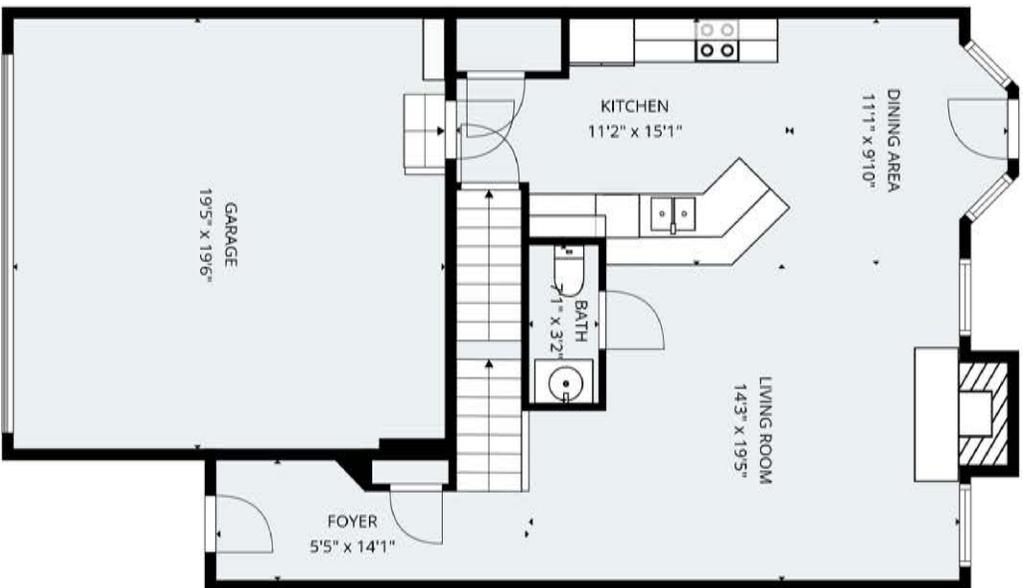
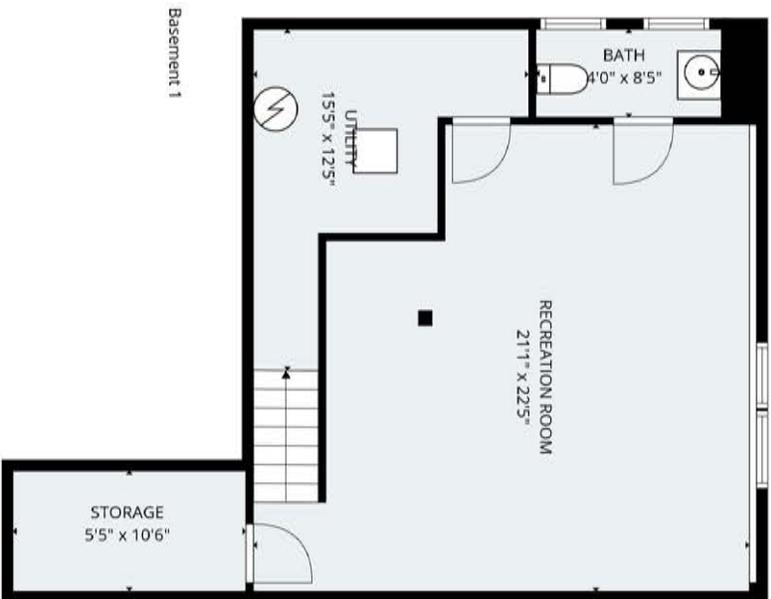


# Additional Photographs



# *Additional Photographs*





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

