Professional Real Estate Auctions By:

Adam's Auction & Real Estate Services, Inc.

Toll Free: 1-877-566-8751
Adam Jokisch
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For Online Bidding Visit: www.AdamsAuctions.hibid.com

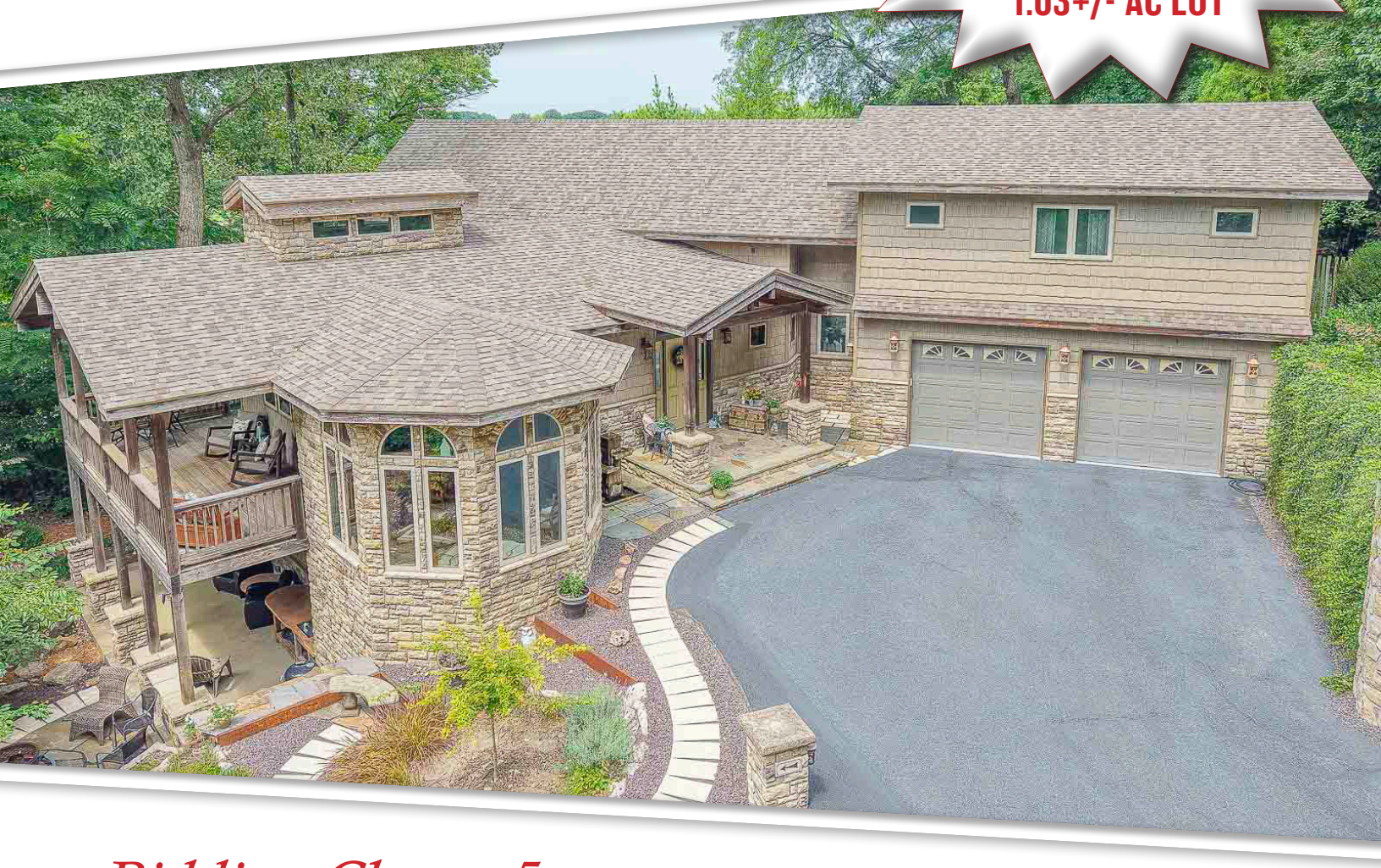
4BR/4BA HOME

FULL WALK-OUT LOWER LEVEL

1.03+/- AC LOT

Online Only Real Estate Auction

1003 Berry Lane, Edwardsville, IL 62025



Bidding Closes: 5pm

Thurs., September 10, 2026

Viewing 2:30-4:30pm

Sunday, August 30, 2026

Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

County: Madison ◆ **2025 Taxes:** $17,814
Parcel Number: 14-2-15-29-02-201-014
Exemptions: Owner Occupied
Zoning: Single Family
Total Lot Size: 1.03± Ac
Schools: Edwardsville CU #7 & Edwardsville HS

Terms: $50,000 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.

1003 Berry Lane Property Information

4BR/4BA ~ 4,800± Finished SF ◆ Year Built: 2008 ◆ Forced Air Heating ◆ Central AC Units (2) ◆ Gas Furnace (2)
Water & Sewer: Public ◆ Roof: Shingle ◆ Lower Level: Full, Partially Finished ~ 1,600± Finished SF ◆ Gas Burning Fireplace (1)
Electric Tankless Water Heater (2) ◆ Sump Pump ◆ Electric: Circuit Breaker ◆ Mini Split (1) ◆ Water Softener (1)

Discover the beauty and character of this custom-designed and built Lindal Cedar home, privately situated on a picturesque 1-acre lot in Bluff Woods Estates. Surrounded by mature trees and offering beautiful sunset views, this custom-built residence provides a peaceful retreat while remaining conveniently close to SIUE, interstate access, and paved bike trails leading into town. Inside, soaring floor-to-ceiling windows fill the home with natural light and showcase the surrounding landscape. The main level features an inviting open concept design with a beautifully appointed kitchen, breakfast nook, walk-in pantry, and access to a covered deck, perfect for enjoying the wooded setting. The spacious primary suite offers a private retreat with a full bath featuring a walk-in shower, a generous closet with attached laundry, and its own screened-in deck. Upstairs, a versatile loft overlooks the main living area and provides additional living or workspace. Two generously sized bedrooms share a convenient Jack-and-Jill bathroom, while an additional bonus room offers flexibility for an office, hobby space, or playroom. The walkout lower level adds exceptional versatility with a separate living area that includes a large bedroom, full bathroom, kitchenette, laundry, and an oversized garage with its own private driveway. With its independent living amenities, this space is ideal for extended family, guests, or a multi-generational living arrangement. Radiant floor heating throughout the lower level, extends into both garages adds comfort during the colder months. The outdoor setting is equally impressive, with thoughtfully landscaped grounds featuring native trees and plantings that blend beautifully with the natural surroundings. Multiple outdoor living spaces provide opportunities to relax, entertain, and take in the peaceful, wooded atmosphere. Combining distinctive Lindal Cedar craftsmanship, thoughtful custom design, flexible living spaces, exceptional natural surroundings, and a convenient location, this remarkable property offers a rare opportunity to enjoy privacy and tranquility without sacrificing accessibility. Truly an exceptional home that must be experienced to appreciate all it has to offer.

Additional Property Photographs

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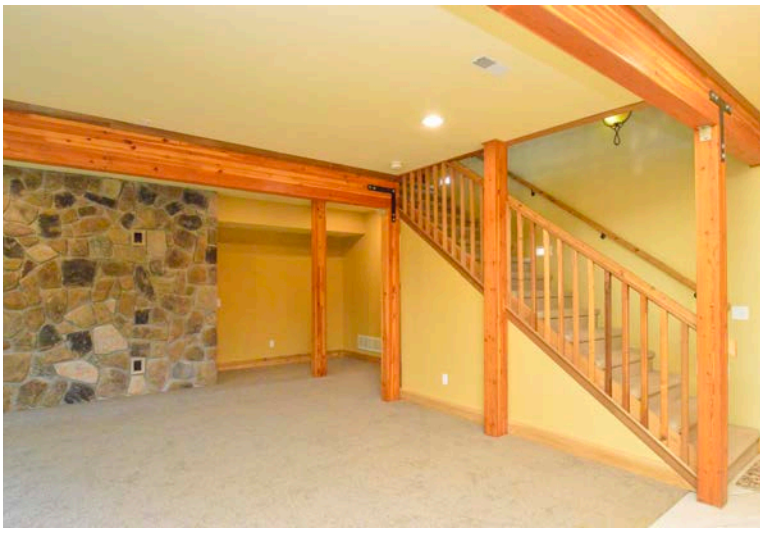

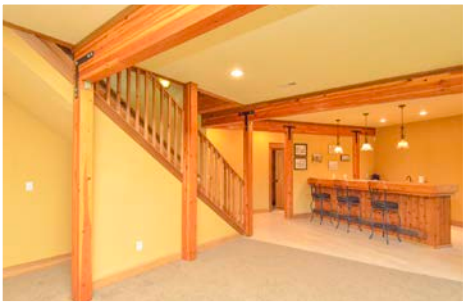

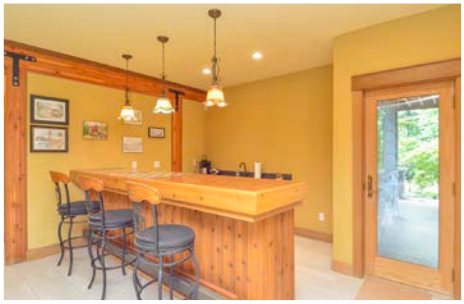

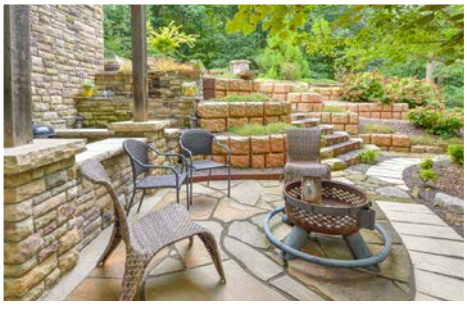

1st floor

2nd floor

3rd floor