

Professional Real Estate Auctions By:

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Online Only Real Estate Auction
135 Pierce Boulevard, O'Fallon, IL 62269

**5BR/3BA HOME
w/ PRIVATE DOCK
& LAKE ACCESS
ON 0.63+/- ACRES!**



Bidding Closes: 4PM
Wednesday, July 17, 2024

Viewing: 12-2PM
Sunday, July 14, 2024

Text ADAMS to 1-800-496-6299 To Be
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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.

County: St. Clair ♦ **2023 Taxes:** \$5,120
Exemptions: Owner Occupied
Parcel Number: 04-31.0-213-013
Zoning: Single Family
Total Lot Size: 0.63± Ac
Schools: O'Fallon Dist. #90, O'Fallon HS

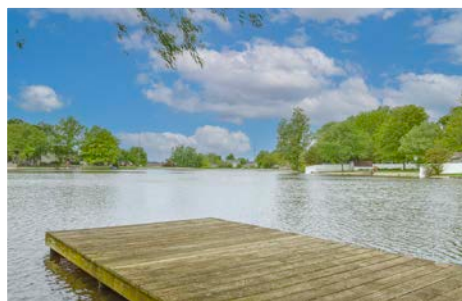
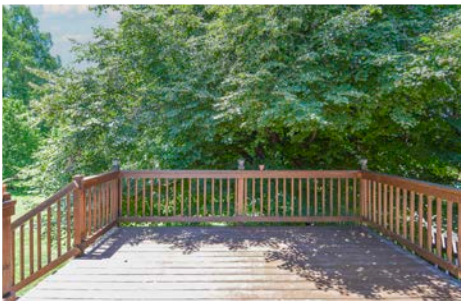
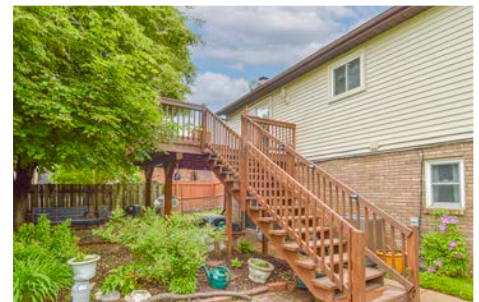
Terms: \$10,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium
List subject to change without notice
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material

135 Pierce Boulevard Property Information

5BR/3BA ~ 2,232± Total Finished Sq. Ft. (Includes Finished Basement Sq. Ft.) ♦ Year Built: 1983 ♦ Gas Furnace
Central Air Conditioning ♦ Gas Tankless Water Heater ♦ Water: Public ♦ Sewer: Public ♦ Roof: Shingle
Wood Burning Fireplace ♦ Basement: Partial, Finished (692+/- Finished Sq. Ft.)
2 Car Tuck-Under Garage ♦ Concrete Driveway ♦ Electric: Breaker Box



Practically move in ready 5BR/3BA home with a finished, walk-out basement, tuck-under 2 car garage and private dock with lake access on a spacious 0.64+/- acre lot in O'Fallon, IL! The main level features a large living room, open kitchen with stainless steel appliances and a center island, dining area, full bathroom and three bedrooms including the primary suite complete with a private full bathroom. The lower level features a large rec room complete with gas burning fireplace, two bedrooms, a laundry room, and a ¾ bathroom. The exterior features a deck overlooking the back yard and lake, raised garden beds, cherry and pear trees as well as blueberry and mulberry bushes, and a paved patio. The home is in the O'Fallon School District and located just minutes from local and national retail establishments, restaurants, Scott Air Force Base and I-64!

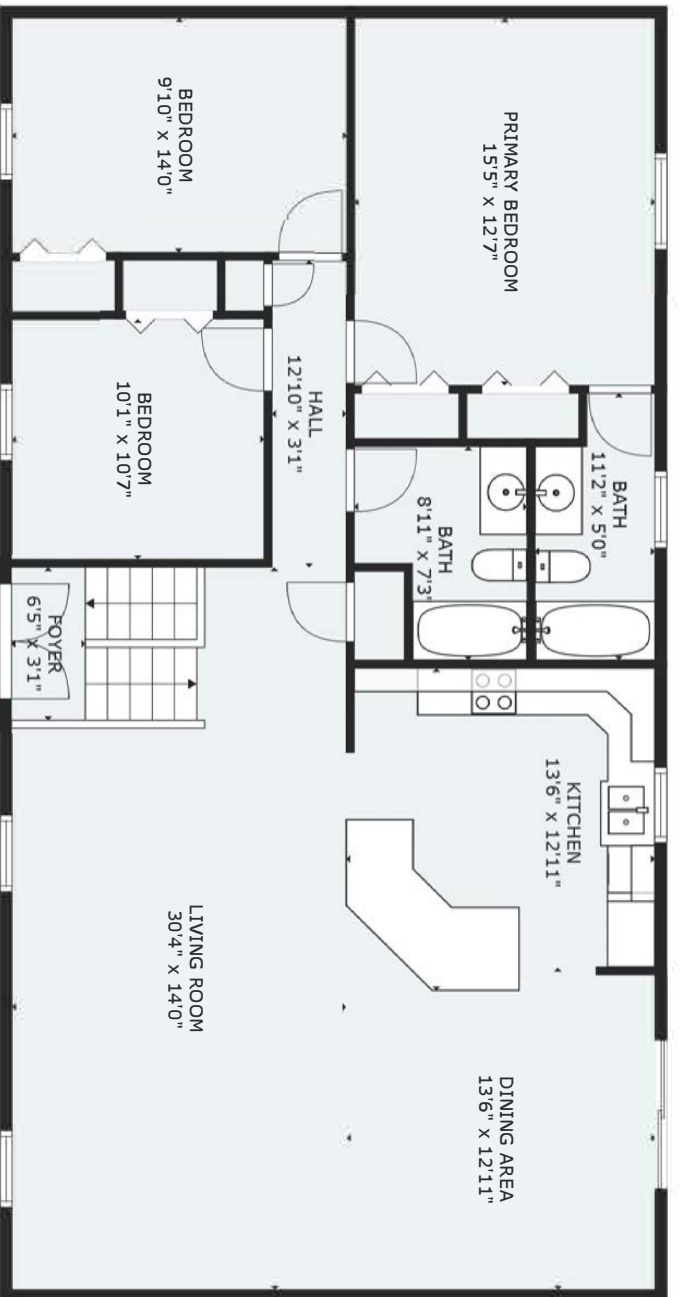


Additional Property Photographs

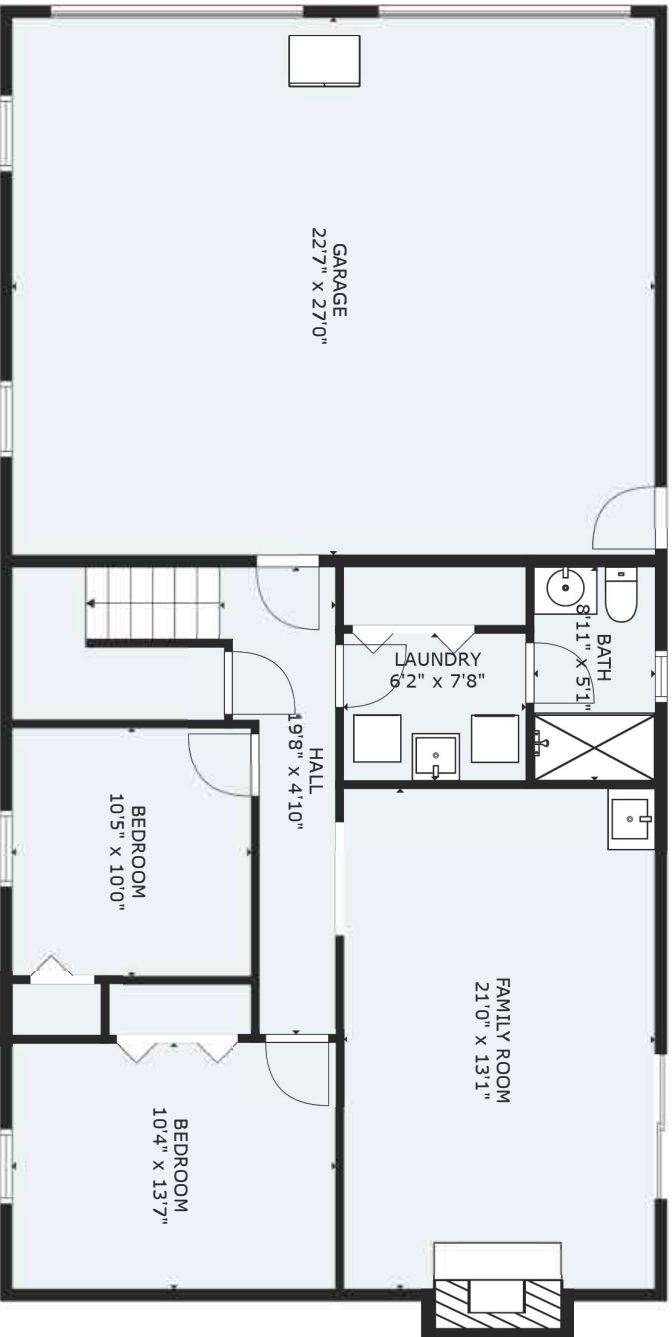


Additional Property Photographs





FLOOR 2



FLOOR 1