

Professional Real Estate Auctions By:

**Adam's**

Auction & Real Estate Services, Inc.

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**Online Only Real Estate Auction**

**520 Pfeffer Drive, Columbia, IL 62236**

**4BR/4BA HOME w/  
WALK-OUT BASEMENT &  
INGROUND POOL!**



*Bidding Closes: 6pm*  
*Wednesday, August 28, 2024*

*Viewing: 12-2pm*  
*Sunday, August 8, 4-6pm &*  
*Sunday, August 18, 2024*

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



County: Monroe • 2022 Taxes: \$11,122

Exemptions: Owner Occupied

Parcel Number: 04-04-465-042-000

Zoning: Single Family

Total Lot Size: 0.67± Ac

Schools: Columbia Dist. #4, Columbia HS

Terms: \$15,000 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

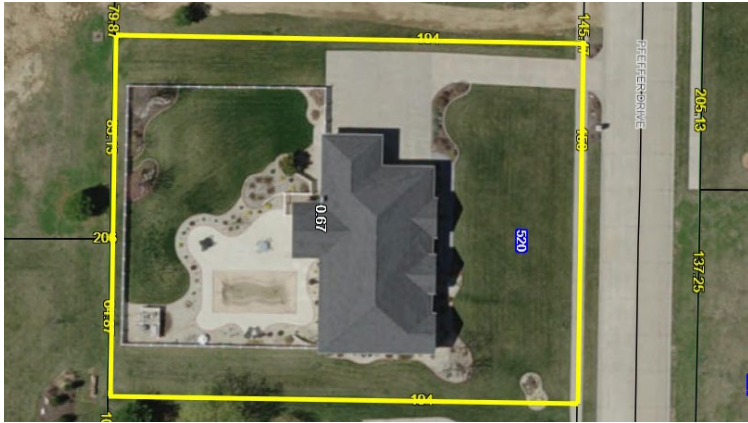
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental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

# 520 Pfeffer Drive Property Information

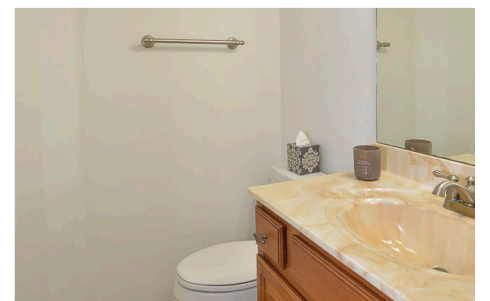
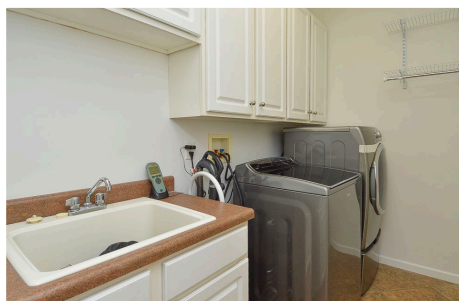
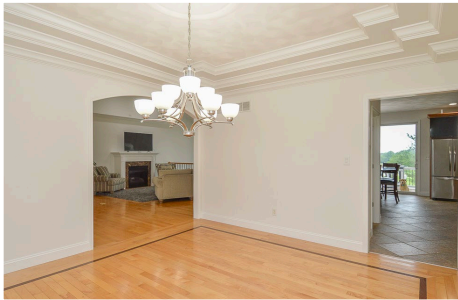
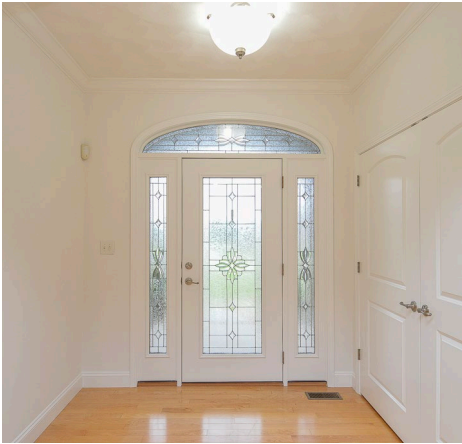
4BR/4BA ~ 3,925± Total Finished Sq. Ft. (Including Finished Basement Sq. Ft.) ♦ Year Built: 2007 ♦ Forced Air Heating Central Air ♦ Gas Furnace ♦ Gas Water Heater ♦ Water Softener ♦ Water & Sewer: Public ♦ Roof: Shingle (2) Gas Burning Fireplace ♦ Basement: Full, Partially Finished, Walk-Out ♦ Electric: Circuit Breaker Concrete Driveway ♦ (2) 2 Car Attached Garages ♦ \$300.00 Yearly HOA Fee



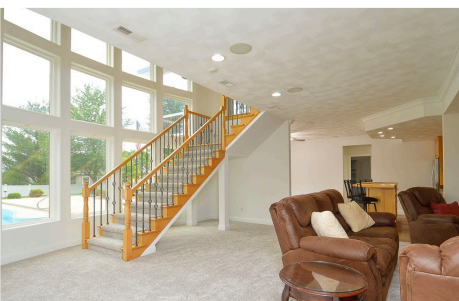
Do not miss this beautiful 4BR/4BA home in the highly sought after Brellinger Subdivision with two attached two car garages, in-ground pool and walk-out basement on a spacious 0.67+/- acre manicured lot in Columbia, IL! The main level of the home features a large living room complete with gas burning fireplace, formal dining room, kitchen with a breakfast bar, stainless steel appliances and additional dining area, laundry room, a half bathroom, a shared full bathroom, and three bedrooms, including the primary suite complete with walk-in closet and private full bathroom with jacuzzi tub and stand alone shower. The lower level features a family room complete with gas burning fireplace, a built in bar area that opens to the back patio, a full bathroom, a bedroom with walk-in closet, and a utility area with storage space. The exterior features an elevated, covered porch that overlooks the paved patio, landscaped lawn and inground pool.



# *Additional Property Photographs*



# *Additional Property Photographs*



# *Additional Property Photographs*

