

Professional Real Estate Auctions By:

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Online Only Real Estate Auction
69 Friendly Drive, Belleville, IL 62226

**3BR/2BA HOME &
ATTACHED CARPORT
BELLEVILLE DIST. #118**



Bidding Closes: 3PM
Tuesday, June 4, 2024

Viewing: 12-2PM
Sunday, June 2, 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:** \$4,217

Exemptions: None

Parcel Number: 08-18.0-208-020

Zoning: Single Family

Total Lot Size: 0.26± Ac

Schools: Belleville Dist. #118, Belleville HS West

Terms: \$5,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium
List subject to change without notice

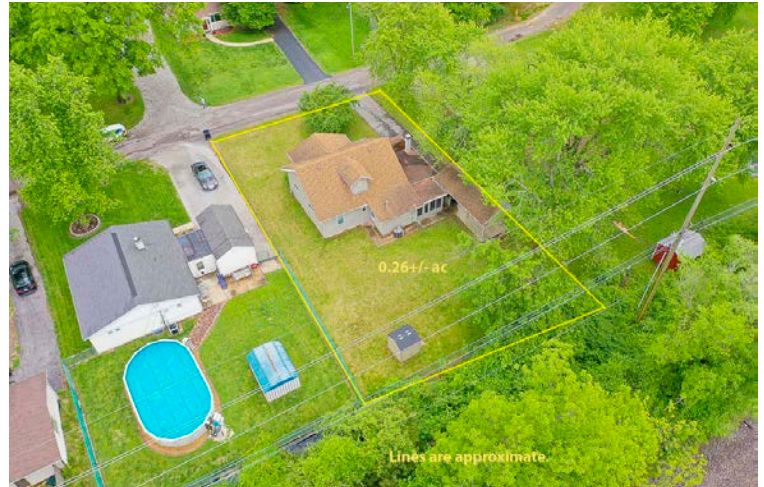
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material

69 Friendly Drive Property Information

3BR/2BA ~ 1,804± Total Finished Sq. Ft. ♦ Year Built: 1950 ♦ Forced Air Heating ♦ Central Air Gas Furnace ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle Gas Burning Fireplace ♦ Basement: None, Crawl Space ♦ Electric: Circuit Breaker Paved Driveway ♦ Attached Carport



Practically move in ready 3BR/2BA home with covered carport in Belleville, IL! The main level features a large living room, family room with gas burning fireplace, kitchen, separate laundry room, a half bathroom with stand alone shower, and the primary bedroom. The second level features a full bathroom and two bedrooms. In addition, the home has an attached screened in back porch that opens to the backyard and an additional 5' x 5' garden shed for storage. Situated on a large 0.26+/- acre lot and located minutes from Schools, national retail stores and State Route 15! This home is a must see!



Additional Property Photographs



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

