

Professional Real Estate Auctions By:

Adam's

Auction & Real Estate Services, Inc.

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Online Only Real Estate Auction

302 Sweetwater Lane, O'Fallon, IL 62269

**3BR/3BA HOME
w/ FULL BASEMENT**

**ATTACHED 2 CAR GARAGE!
O'FALLON SCHOOLS!**



Bidding Closes: 5PM
Thur., September 5, 2024

Property Viewing:
Sun., August, 25th ~ 2:30-4:30pm

Additional Info on Back

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



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.

County: St. Clair ♦ **2023 Taxes:** \$3,486
Exemptions: Owner Occupied, Senior Citizen
Senior Assessment Freeze
Parcel Number: 04-27.0-306-008
Zoning: Single Family
Total Lot Size: 0.20± Ac
Schools: O'Fallon Dist. #90, O'Fallon HS

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

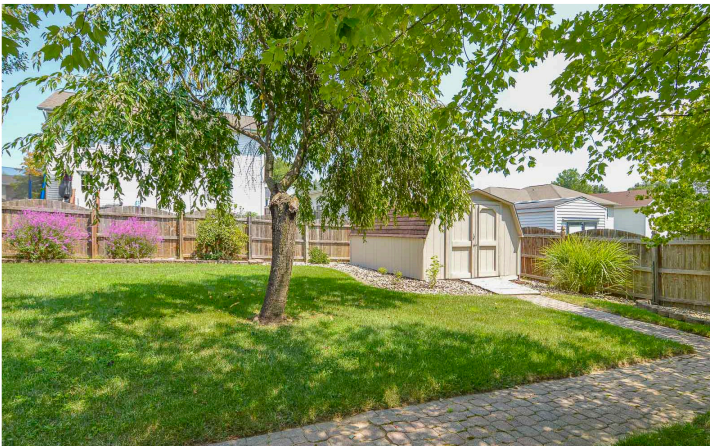
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material.

302 Sweetwater Lane Property Information

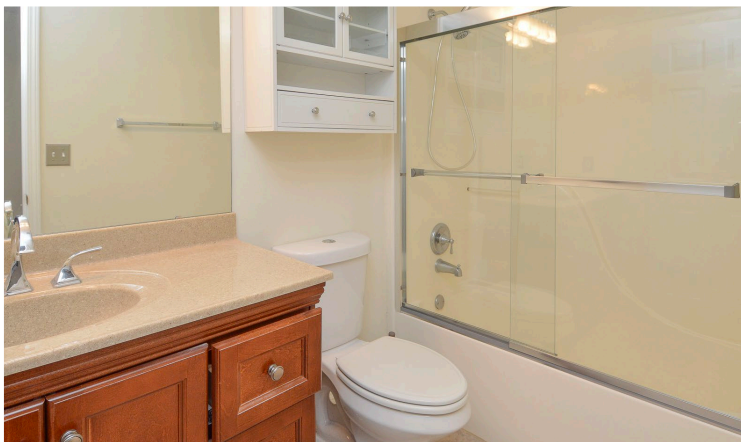
3BR/3BA ~ 2,000± Sq. Ft. ♦ Year Built: 1996 ♦ Heat: Forced Air ♦ Central Air Conditioning
Tankless Gas Water Heater ♦ Gas Furnace ♦ Water & Sewer: Public ♦ Wood Burning Fireplace
Basement: Full, Partially Finished ♦ Electric: Circuit Breaker ♦ Roof: Shingle ♦ Water Softener
Sump Pump ♦ Generac Whole Home Generator ♦ Toro Sprinkler System



Do not miss this 3BR/3BA well maintained home with a full, partially finished basement and attached two car garage on a spacious corner lot in O'Fallon, IL! The main level features a large living room complete with wood burning fireplace, an eat-in kitchen with stainless steel appliances and a half bathroom. The second level has a full bathroom and three bedrooms including a primary suite complete with a private three-quarter bath. The lower level features a spacious rec. room and a utility room with washer and dryer hook-ups. The exterior boasts a large fenced backyard with tiered deck and an additional garden shed for storage. Located off Scott Troy Road just minutes from I-64 and Scott Air Force Base with all Metro east amenities easily accessible!

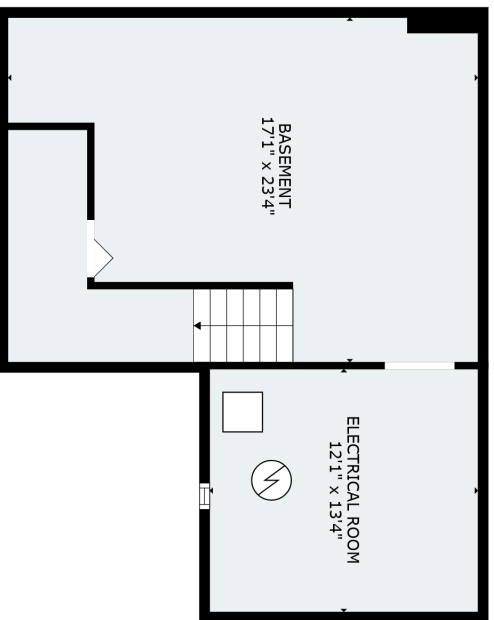
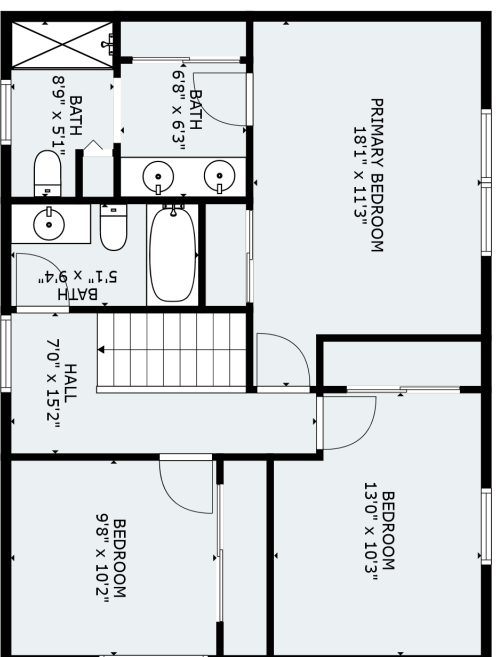


Additional Photographs



Additional Photographs





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

