

Professional Real Estate Auctions By:
Adam's
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Online Only Real Estate Auction

114 Henderson Street, Troy, IL 62294

3BR/2BA HOME

1 CAR GARAGE

0.27+/- ACRES



Bidding Closes: 5PM
Wednesday, November 13, 2024

Viewing: 12-2PM
Sunday, November 10, 2024

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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: Madison ♦ 2023 Taxes: \$2,457
Exemptions: Owner Occupied, Senior Citizen
Parcel Number: 09-2-22-04-19-404-003
Zoning: Residential
Total Lot Size: .27± Ac
Schools: Triad Dist. #2 & Triad HS

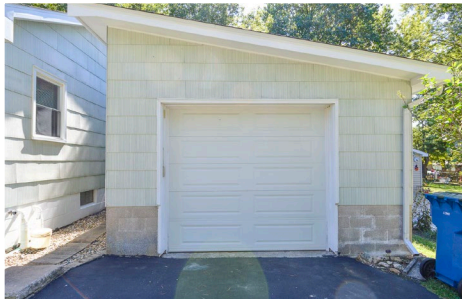
Terms: \$5,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium
List subject to change without notice
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material

114 Henderson Street Property Information

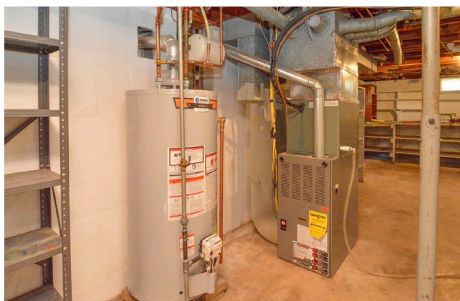
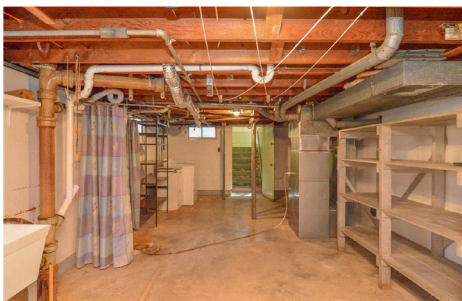
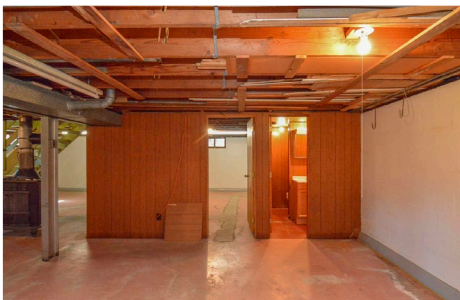
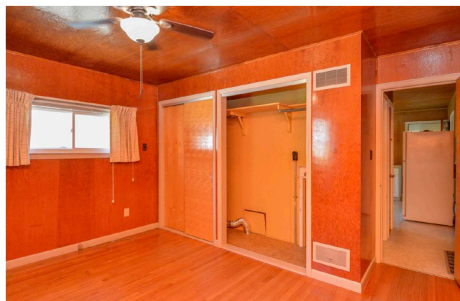
3BR/2BA ~ 1,320± Total Finished SF. ♦ Year Built: 1953 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace ♦ Electric: Breaker Box
Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Concrete Driveway ♦ Basement: Full, Unfinished, Walk-Up ♦ Woodburning Stove

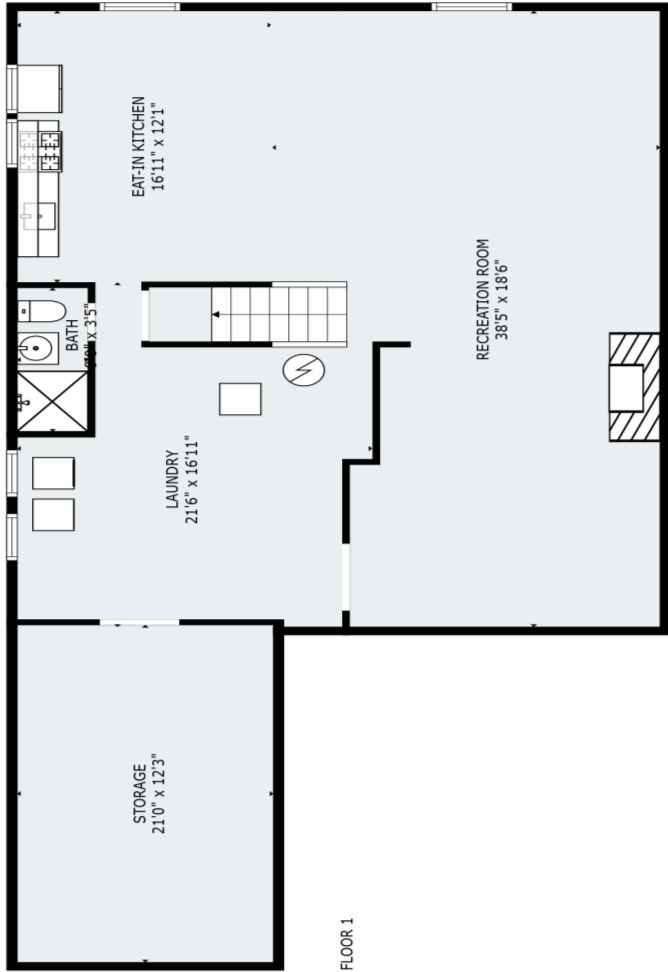


Charming and well maintained, practically move in ready 3BR/2BA ranch home with a full, unfinished, walk-up basement and detached single car garage in Troy, IL! The main level features a spacious living room with lots of natural lighting, an equally spacious dining room that gives access to the kitchen that offers a gas stove/range. The remaining square footage consists of three bedrooms that all offer hard wood flooring and a full bathroom. The lower level has recently been waterproofed by Woods Basement Systems and features a wood burning stove, a storage room, a half bathroom and a utility room with washer/dryer hook-ups and a workshop area. The home is situated on a shaded 0.27± acre lot with manicured landscaping and a garden shed for extra storage. Located minutes from downtown Troy and the I-55 and I-70 exchange. Register to bid today, don't let this one pass you by!

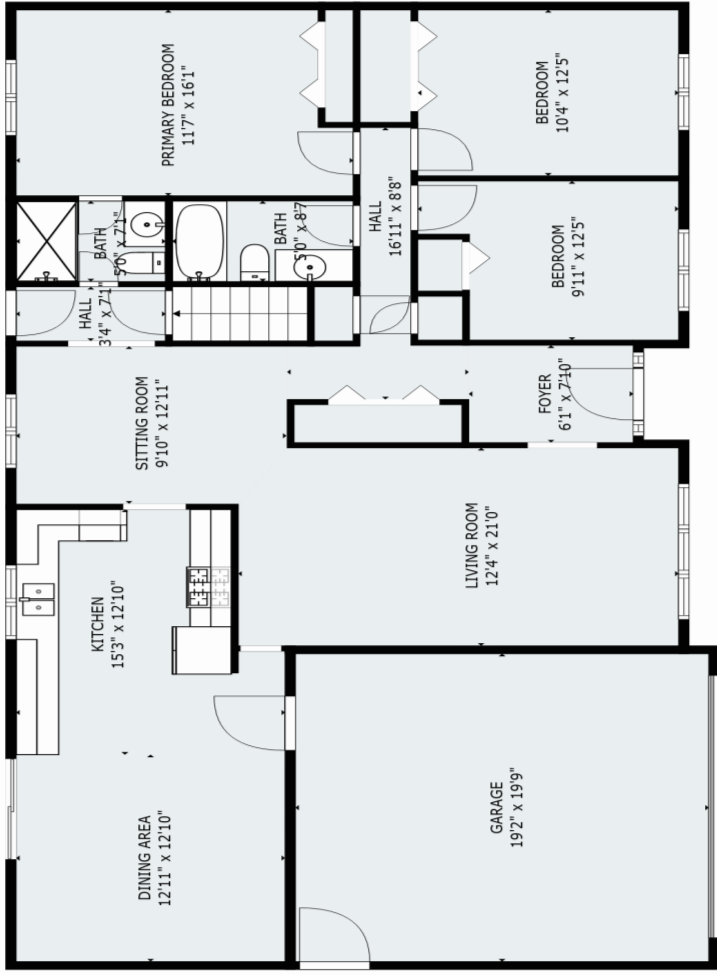


Additional Property Photographs





FLOOR 1



FLOOR 2