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Adam's
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Online Only Real Estate Auction

759 Lakepointe Centre, O'Fallon, IL 62269

3BR/3BA HOME
2 CAR GARAGE
0.21+/- ACRES



Bidding Closes: 5PM
Thursday, February 6, 2025

Viewing: 12-2PM
Sunday, February 2, 2025

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

County: St. Clair ♦ **2023 Taxes:** \$4,587
Exemptions: Owner Occupied, Senior Citizen,
Senior Assessment Freeze
Parcel Number: 04-33.0-203-017
Zoning: Single Family
Total Lot Size: 0.21± 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

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.

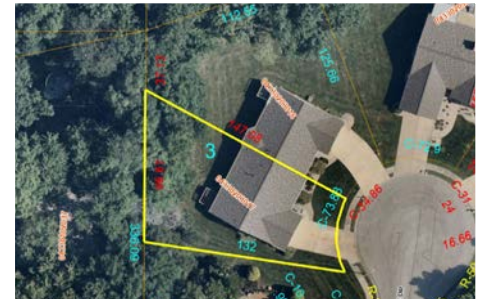


759 Lakepointe Centre Property Information

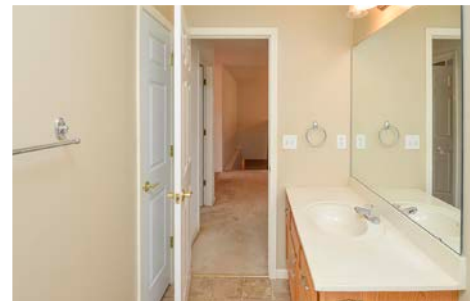
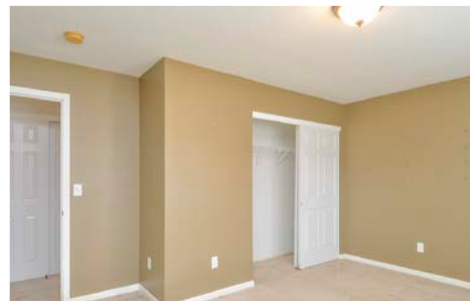
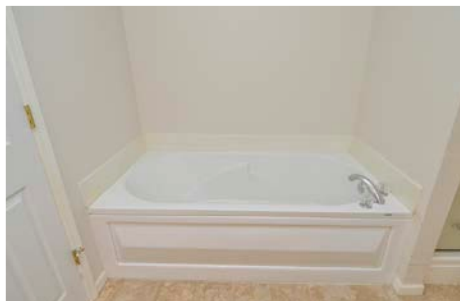
3BR/3BA ~ 2,756± Total Finished SF. (Includes Basement SF.) ♦ Year Built: 2004 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace
Electric: Breaker Box ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle (New in 2024) ♦ Concrete Driveway ♦ Gas Burning Fireplace
Basement: Full, Partially Finished ~ 1,121±Sq. Ft. ♦ \$225.00 Monthly HOA Fee Includes Homes Exterior, Lawn Care and Landscaping



Welcome home to this 3BR/3BA villa with a full basement and an attached two car garage in O'Fallon, IL! The main level offers a spacious living room complete with gas-burning fireplace, a combined kitchen and dining area that opens to the deck which overlooks the back yard. The remaining main level square footage consists of 2 equally spacious bedrooms, a full bath and the primary suite with a large walk-in closet and private bathroom. The lower level is partially finished with a large rec room, a full bathroom and the third bedroom. In addition, the lower level also offers unfinished storage space. The home has a monthly HOA fee of \$225.00 that covers the exterior of the home including the fence as well as lawn care, snow removal and landscaping. Conveniently located minutes from I-64, Hwy. 50 and Scott Air Force Base! O'Fallon Schools!



Additional Property Photographs





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

