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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*

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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: \$4,587  
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

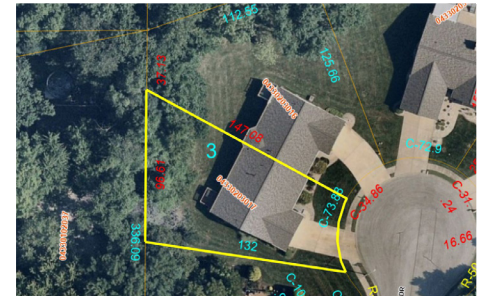


# 759 Lakepointe Centre Property Information

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 ♦ Concrete Driveway ♦ Gas Burning Fireplace  
Basement: Full, Partially Finished ~ 1,121±Sq. Ft.

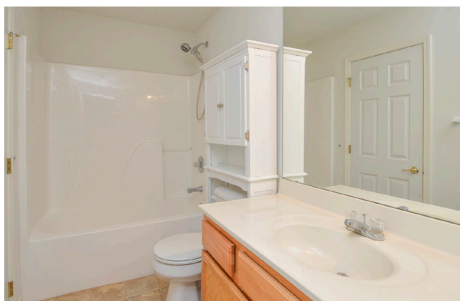
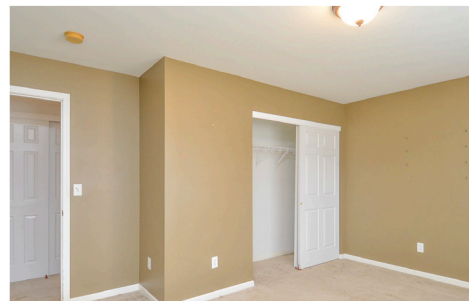


Welcome home to this 3BR/3BA villa with a full basement and an attached two car garage in O'Fallon, IL! The main level offers a spacious living room complete with gas burning fireplace, a combined kitchen and dining area that opens to the deck which overlooks the back yard. The remaining main level square 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 additional unfinished storage space. The property is conveniently located minutes from I-64, Hwy. 50 and Scott Air Force Base! O'Fallon Schools!





# Additional Property Photographs





FLOOR 1



FLOOR 2



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