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**3BR/2BA HOME**

**2 CAR GARAGE**

**0.28± ACRES**

# Online Only Real Estate Auction

8 Klein Court, Collinsville, IL 62234



***Bidding Closes: 6PM***  
***Tuesday, January 14, 2025***

***Viewing: 2:30-4:30PM***  
***Sunday, January 12, 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: Madison ♦ 2023 Taxes: \$3,546  
Exemptions: Owner Occupied  
Parcel Number: 13-2-21-29-20-401-033  
Zoning: Single Family  
Total Lot Size: 0.28± Ac  
Schools: Collinsville Dist. #10, Collinsville 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

# 8 Klein Court Property Information

3BR/2BA ~ 1,512± Total Finished SF. (Includes Basement SF.) ♦ Year Built: 1985 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace  
Electric: Breaker Box ♦ Gas Water Heater (New in 2023) ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Concrete Driveway  
Basement: Full/Slab, Walk-Out, Finished ~ 528±Sq. Ft. ♦ Salt Water, In-Ground Pool



Lovingly cared for 3BR/2BA home with a full, finished, walk-out basement and inground pool in Collinsville, IL! The main level features an open concept floor plan with a spacious living room that opens to the kitchen with breakfast bar and dining area. The kitchen boasts custom cabinets, stainless steel appliances and a tiled back splash. The second level houses all three bedrooms and a full bathroom. The fully finished, walk-out basement offers additional space with a ¾ bathroom, a laundry room and large rec room that opens to the paved patio and in-ground, salt water pool! The property is situated on a spacious 0.28± acre lot with manicured landscaping, concrete driveway, attached two car garage and is conveniently located near schools and shopping in downtown Collinsville! A true must see!



# Additional Property Photographs

