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# Online Only Real Estate Auction

2506 Vandalia Street, Collinsville, IL 62234

**4BR/3BA SOLAR HOME  
W/ DETACHED GARAGE  
0.45± AC. LOT**



***Bidding Closes: 5PM***  
***Thursday, April 3, 2025***

***Viewing: 12-2PM***  
***Sunday, March 30, 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:** \$3,049  
**Exemptions:** Owner Occupied, Senior Citizen  
**Parcel Number:** 13-2-21-14-03-302-004  
**Zoning:** Single Family  
**Total Lot Size:** 0.45± Ac  
**Schools:** Collinsville CU #10, Collinsville 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



# 2506 Vandalia Street Property Information

4BR/3BA ~ 2,429± Total Finished SF. ♦ Year Built: 1900 ♦ Forced Air Heating ♦ Central Air ♦ Geo Thermal Heating/Cooling  
Whole Home Vacuum ♦ Electric: Breaker Box ♦ Electric Water Heater ♦ Water & Sewer: Public/Septic ♦ Roof: Shingle ♦ Paved Driveway  
Basement: Full, Unfinished/Crawl Space ♦ 2 Car Detached Garage w/ Electric ♦ Solar Panels & Inverter (Solar Powered Home)

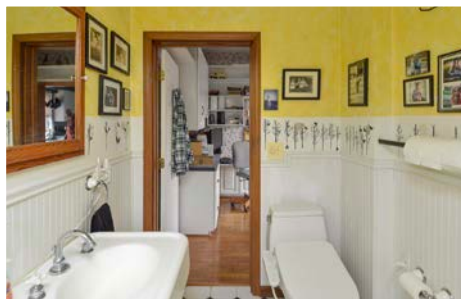
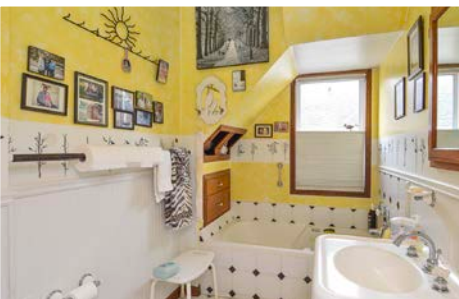


Lovingly cared for and beautifully maintained 4BR/3BA solar powered home with a detached two car garage, and full, walk-up basement on a spacious 0.45± acre lot in Collinsville, IL! The main level opens to a spacious foyer with built-in bookshelves and the original ornate second level staircase. The spacious living room includes a wood-burning fireplace with a beautiful wooden mantel, built in bookshelves and large windows that flood the space with natural light. The separate, formal dining room also includes a wood burning fireplace with a tiled and wooded mantel and some wainscoting around the walls leading into the kitchen. The kitchen includes a large quartz top center island, a breakfast nook, picture frame window above the sink and quartz counter tops. Directly off the kitchen is an office space with sliding glass doors leading to the back deck and a full bathroom. In addition, the separate laundry room as well as the primary bedroom with large walk-in closet, woodburning fireplace and ¾ bathroom are also on the main level. The second level houses three equally spacious bedrooms, one of which includes a wood burning fireplace with a decorative wooden mantel as well as a full bathroom. The full, unfinished walk-up basement has insulated walls, a waterproofing system, sealed concrete floors and ample storage space! All fireplaces would need to be inspected and/or brought to code prior to their use. The exterior boasts a large covered front porch, a spacious back deck with PVC decking, a covered gazebo and manicured landscaping. Conveniently located near I-55, schools and all Metro East amenities!



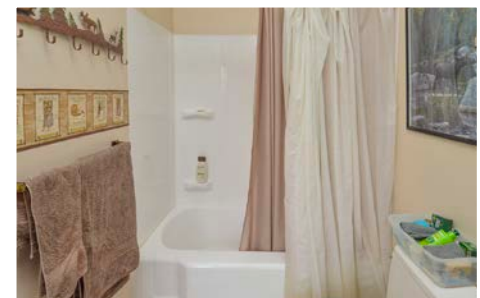


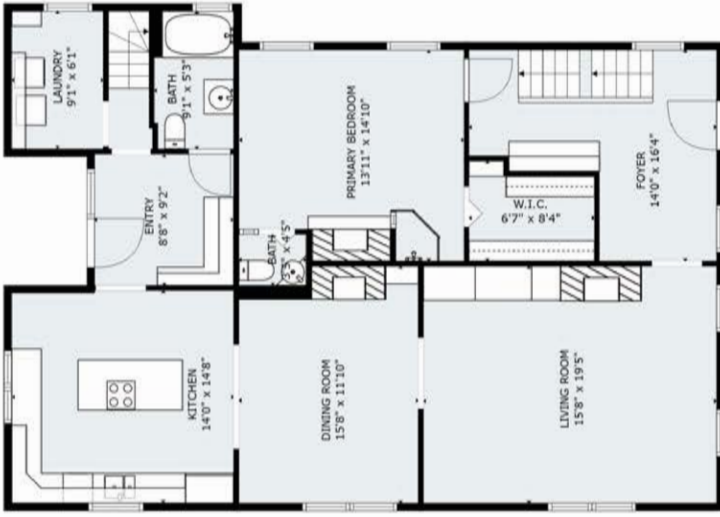
# Additional Property Photographs



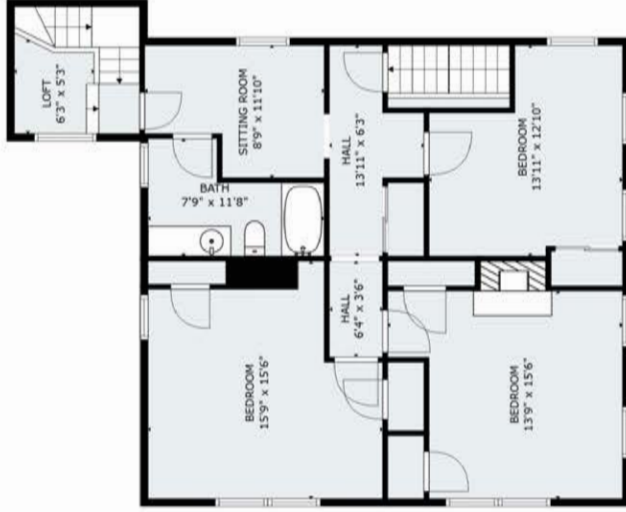


# Additional Property Photographs

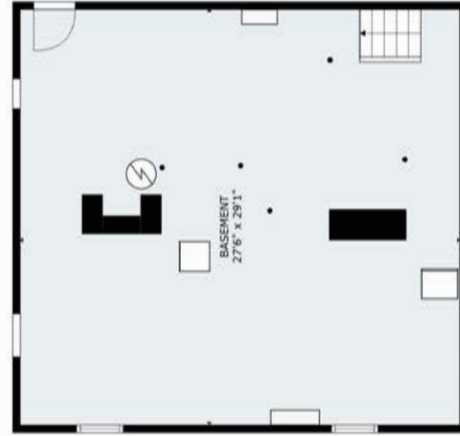




FLOOR 2



FLOOR 3



FLOOR 1

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