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# Online Only Real Estate Auction

111 Lamoine Drive, Belleville, IL 62223

**4BR/3BA HOME**  
**W/ TUCK-UNDER GARAGE**  
**REHAB HOME**



***Bidding Closes: 6:30PM***  
***Wednesday, April 2, 2025***

***Viewing: 12-2PM***  
***Sunday, March 30, 2025***

Text ADAMS to 1-800-496-6299 To Be  
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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:** \$4,184

**Exemptions:** None

**Parcel Number:** 07-02.0-403-012

**Zoning:** Single Family

**Total Lot Size:** 0.83± Ac

**Schools:** Harmony Emge #175, Belleville West HS

Terms: \$5,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1,500.00 Minimum  
List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169

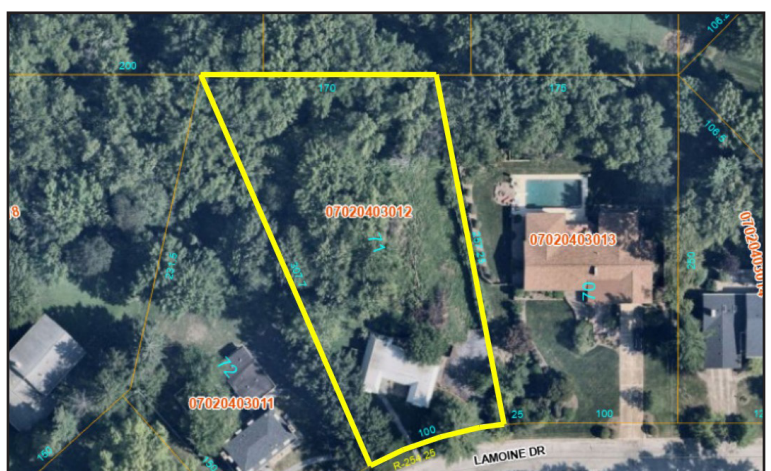
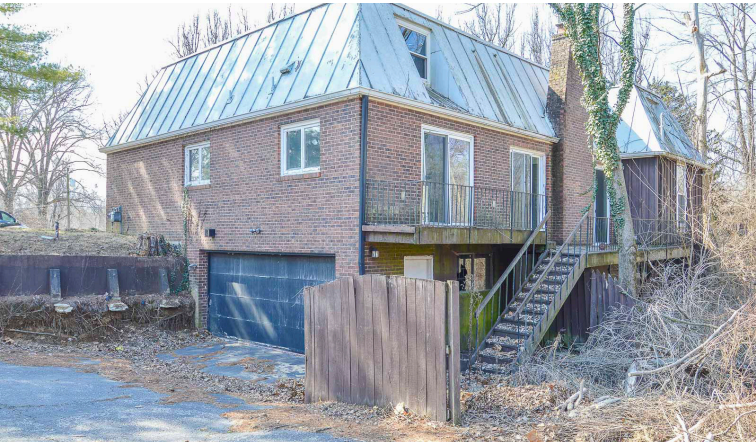
Any announcement made day of sale takes precedence over any printed material

# 111 Lamoine Drive Property Information

1,626± Total Sq. Ft. ♦ Year Built: 1965 ♦ Forced Air Heating ♦ Electric: Circuit Breaker ♦ Gas Furnace  
Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Metal ♦ Paved Driveway ♦ Basement: Full, Unfinished, Walk-out



Calling all rehabbers! This potential filled 4BR/3BA home was in the process of being rehabbed/remodeled and is ready to be finished to fit your individual style! The main level features three bedrooms, a kitchen area, a sunken living room with woodburning fireplace and two bathrooms. The second level features a large bedroom with a private bathroom. The home has a full, unfinished, walk-out basement with a two-car tuck-under garage and a large back, upper deck. The home has all public utilities available but are currently shut off and would need to be re-activated by the new owner. Located within Powder Mill Woods Subdivision and within the St. Clair County zoning jurisdiction!



# Additional Photographs

