

Professional Real Estate Auctions By:
Adam's
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Online Only Real Estate Auction

524 Shady Lane, Lebanon, IL 62254

3BR/4BA HOME
FULL BASEMENT
ATTACHED
3-CAR GARAGE



Bidding Closes: 5:30pm
Wednesday, May 7, 2025

Property Viewing:
Sunday, May 4 ~ 12-2pm

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

County: St. Clair ♦ **2023 Taxes:** \$9,139

Exemptions: Owner Occupied, Senior Citizen
Senior Assessment Freeze

Parcel Number: 05-18.0-311-024

Zoning: Single Family

Total Lot Size: 0.90± Ac

Schools: Lebanon Unit #9, Lebanon 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.

524 Shady Lane Property Information

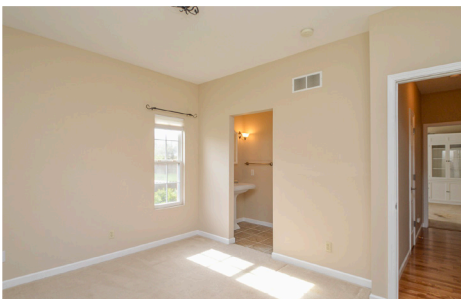
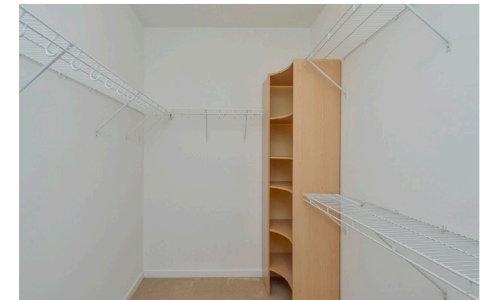
3BR/4BA ~ 3,425± Total Finished Sq. Ft. (Including Finished Basement Sq. Ft.) ♦ Year Built: 2003 ♦ Forced Air Heating Central Air ♦ Gas Furnace ♦ Gas Water Heater ♦ Sump Pump ♦ Water & Sewer: Public ♦ Roof: Shingle
(1) Gas Burning Fireplace ♦ Basement: Full, Partially Finished ~ 1,042± Finished SF ♦ Electric: Circuit Breaker



Lovingly cared for and well maintained 3BR/4BA solid brick home with a full, partially finished basement with 3-car attached garage within the sought after Century Oaks Subdivision of Lebanon, IL! The front foyer opens to an expansive living room complete with vaulted ceilings, gas burning fireplace and floor to ceiling windows that flood the space with natural light. The combined dining area and kitchen flow together offering easy meal preparation and gatherings. The kitchen boasts a center island, stainless steel appliances and a breakfast bar. Also available is a separate dining room for more intimate gatherings. There are two equally spacious bedrooms which share a jack and jill bathroom off the main hallway and a semi-private primary suite offering a full bath with whirlpool tub, stand alone shower and walk-in closet. A bonus room on the main level could also be used as a fourth bedroom or office space. The lower level is partially finished and offers a large family room, a three-quarter bath, a laundry room, and a bonus room that could be used as an additional bedroom. The unfinished square footage offers an abundance of storage space as well as a utility room with a staircase that leads up to the attached three car garage. The exterior has manicured landscaping with a concrete walkway as well as a covered patio that overlooks the large, fully fenced backyard. Situated on a .90+/- acre lot just minutes from downtown Lebanon and McKendree University!



Additional Property Photographs



Additional Property Photographs

