

BELLEVILLE, IL

REAL ESTATE AUCTION

Tues., Nov. 29, 2016 @ 12 pm

**3-4 BR Home w/ Walk Out
Basement & Fenced Yard**



OPEN HOUSE: Sun., Nov. 27th ~ 12-2 pm

**Address: 15 Sherwood Forest
Belleville, IL 62223**

Auction Held On Site

ROOM	DIM	FLOORING
Living Room	13 x 19	Wood
Family Room	30 x 12	Vinyl
Kitchen	10 x 11	Linoleum
Dining Room	09 x 07	Wood
Master Bedroom	11 x 11	Wood
Bedroom 2	09 x 11	Carpet
Bedroom 3	09 x 13	Vinyl
Bonus Room (U)	13 x 13	Vinyl
Bonus Room (L)	05 x 07	Vinyl
Mud Room	07 x 05	Linoleum
Full Bath	07 x 04	Linoleum

Rooms: 7
Bedrooms: 3
Total Baths: 2
Full Baths: 1
3/4 Baths: 0
Half Baths: 1

Style: 1.5 Story
Exterior: Aluminum
Roof: Shingle

Heat: Hot Water Radiant
Fuel: Gas
A/C: Window Units
Electric: Fuses
Water: Public
Water Heater: Gas
Sewer: Public
Basement: Walk-Out

Fin Basement Rooms: 2
Fireplaces: 1, Wood Burning
Garage: 1 Car Detached
Driveway: Asphalt

Sq. Ft. Above: 1,452
Sq. Ft. Below: 364
Total Finished: 1,816
Year Built: 1937

Elem Sch: Signal Hill Dist. # 181
Mid Sch: Signal Hill Dist. # 181
High Sch: BTHSWEST

Total Land/Acres: .318
Total Lot Size: 75 x 180
Features: Fenced Yard, Shed,
Walk Out Basement
Pool: None

County: St. Clair Township: 07 Section: 01
Parcel ID No.: 07-01.0-110-079 2015 Taxes: \$2,743
Zoning: Single Family Exemptions: None

Charming 3 bedroom home with a fenced front yard within the Sherwood Forest neighborhood in Belleville's West End. The home has been owned by the same family since it was built in 1937. The main level of the home offers a living room, dining room, a kitchen, and 2 bedrooms. There is some wood flooring throughout the main level. The upper level houses a 3rd bedroom and a bonus room that could be used as a 4th bedroom. The full, partially finished basement is home to a family room with a wood burning stove, a 1/2 bath, a safe, and a workshop. This was a great home to raise 2 families and will be a great home to raise yours.

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Owner: Mary Ann Lett

TERMS:

**\$3,000 DOWN DAY OF SALE
ON REAL ESTATE**

BALANCE DUE IN 30 DAYS

7% BUYERS PREMIUM

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LIC # 044000169

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