

GRANITE CITY, IL



REAL ESTATE AUCTION FOR THE ESTATE OF DONA BOYER

Thurs., November 17, 2016 @10 am

3BR / 1BA W/ BASEMENT

OPEN HOUSE: One Hour Prior to Auction

**Address: 3437 Lydia Lane
Granite City, IL 62040**

Auction Held On Site

ROOM	DIM	FLOORING
Living Room	11 X 18	Wood
Family Room (Basement)	27 x 11	Carpet
Dining Room	10 x 09	Wood
Kitchen	4 x 07	Linoleum
Master Bedroom	11 x 13	Wood
Bedroom 2	11 x 11	Wood
Bedroom 3	11 x 09	Wood
Bonus Room 1 (Basement)	11 x 19	Carpet
Bonus Room 2 (Basement)	10 x 12	Carpet
Full Bath	07 x 05	Tile

Rooms: 9
Bedrooms: 3
Total Baths: 1
Full Baths: 1
3/4 Baths: 0
Half Baths: 0

Style: 1 Story
Exterior: Brick
Roof: Shingle

Heat: Forced Air
Fuel: Gas
A/C: Central
Electric: Circuit Breakers
Water: Public
Water Heater: Gas
Sewer: Public
Basement: Partially Finished

Fin Basement Rooms: 2
Fireplaces: 1 Electric Insert
Garage: Carport
Driveway: Concrete

Sq. Ft. Above: 1,225
Sq. Ft. Below: 329
Total Finished: 1,554
Year Built: 1958

Elem Sch: Granite City CU #9
Mid Sch: Granite City CU #9
High Sch: Granite City

Total Land/Acres: .174
Total Lot Size: 60 x 127
Features: Fenced, Covered Patio,
Shed
Pool: None

County: Madison **Township:** 22 **Section:** 08
Parcel ID No.: 22-2-20-08-12-201-028 **2015 Taxes:** \$819
Zoning: Single Family **Exemptions:** Owner Occupied,
Senior Citizen, Senior Freeze

Charming 3 bedroom home within a mature neighborhood in Granite City. The home offers some wood flooring throughout the main level and carpet in the basement. With updating and some TLC, this would make a great starter home or investment property. The home offers a spacious living room that opens to the dining room and a kitchen with newer stainless steel appliances that are staying with the home. Dishwasher is inoperable. The full, partially finished basement offers a family room and a bonus rec. room in addition to an unfinished area for storage space.

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Owner: Estate of Dona Boyer

TERMS:
\$3,000 DOWN DAY OF SALE
ON REAL ESTATE
BALANCE DUE IN 30 DAYS
10% BUYERS PREMIUM
OR \$1,000 MINIMUM
ANY ANNOUNCEMENT MADE DAY OF SALE TAKES
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