

# REAL ESTATE AUCTION ON-SITE AUCTION

Thursday, October 28, 2021 @ 6:00 PM



15 Country Maples Dr, Glen Carbon, IL

Open House Sunday, October 24, 2021 @ 1:00 - 3:00 pm



Bill Scaturro  
(618) 344-3545

This home sits on a dead end street in an established neighborhood of Country Maples in Glen Carbon. The front door stain glass window welcomes you into this open concept living area with vaulted ceiling, open staircase, great room with gas fireplace, and large eat-in kitchen with plenty of Maple cabinets and center island. Easy to clean tilt-in windows. Ceiling fans and chandeliers throughout the house. Appliances remain. Oak hardwood floors. A very friendly floorplan. 24 x 14 finished bonus room on the lower level for game or movie room. 13 x 15 rear deck to enjoy morning coffee. Oversized two car garage with insulated doors. Nicely landscaped.

Subdivision sits across Rt 157 from Sunset Hill Country Club. Fabulous location and sought after school district. Large variety of retail shops and restaurants with excellent ratings. A wonderful home, in a quiet neighborhood, to raise a family.

#### ~AUCTION TERMS~

Winning bidder will enter into a written contract to purchase, and will place \$1,000.00 down for deposit to be held in escrow with the balance due 30 days from auction date. A 5% buyers premium will be added to the final bid price as a buyers expense on the property. Earnest money and buyers premium are non-refundable and due the day of sale. Property sold as-is. All information is presented in good faith. All inspections, surveying, due diligence are the sole responsibility of the buyer. The property sells with no contingencies. All Sales Final.

#### ~AUCTIONEER'S NOTE~

THE PROPERTY MAY BE PURCHASED PRIOR TO AUCTION.  
OFFERS WILL BE ACCEPTED THRU SUNDAY, 10/24 @ 4:00PM



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