

REAL ESTATE AUCTION

~ REHABBER IN A GREAT LOCATION ~

Saturday, March 12, 2022 @ 11:00 am



WALKOUT RANCH
EDWARDSVILLE SCHOOL
DISTRICT

602 Westview Drive, Holiday Shores, IL (Edwardsville)

Open House One Hour Prior to Auction (10:00 am)



Bill Scaturro
(618) 344-3545



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Established 1983
Auctioneer License 440.000479
MLS # 22010374

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Built in 1979 all original with lots of potential ~ 1,144 sf living space ~ walkout ranch ~ 3 bedrooms ~ 2 bathrooms ~ nice open floor plan ~ large kitchen with lots of cabinets ~ lower level laundry ~ brick front with maintenance free vinyl siding ~ newer HVAC system ~ nice front porch ~ walkout deck from kitchen ~ full size lower level with walkout ~ 2 car oversized garage ~ quiet neighborhood ~ walking distance to the lakes (430 acre recreation lake & 5 acre fishing lake) ~ Community Clubs: Tiki Bar Bass Club, Garden Club, Social Club, & Water Ski Club ~ Association dues \$725/annually ~ Russell Township in Madison County ~ Lot size 89.5 x 144.9 ~ Real Estate Taxes senior freeze ~ Holiday Shores Fire District & Holiday Shores Water ~ Parcel #15-2-09-01-04-402-008

~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 6% 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. There are Rules & Regulations at Holiday Shores. All Sales Final.

~AUCTIONEER'S NOTE~

Good location. Holiday Shores living ~ boating and fishing at your leisure ~ Doors open at 10:00 am and Auction is prompt at 11:00 am. Don't be late. See you there.