

REAL ESTATE AUCTION

SUNDAY OCTOBER 24TH 1:00 PM



7310 W Main Maryville, Il

Open House Thursday Oct 14th 4-6 pm

A 5600 sq ft Custom Built home on 2 acres!



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Collinsville, Il 62234

- Parcel # 13-1-21-10-00-000-017.001
- Built: Approx, 2000
- Sq Ft: Approx 5600 sq ft
- Lot size: 2.05 acres, 265' x 336.5'
- 4 Bdr, 3 Baths
- 36' x 36' Detached Garage
- Oversized 2 Car attached garage
- Lrg Open Dining
- Kitchen w/ Snack bar and all Appliances
- Large Recreational Room
- Wet Bar
- Zoned Heating & Air
- 3 Fireplaces: High efficiency Heat & Glow
- 400 Amp Service
- 5600 Sq ft of Pavers over concrete on driveway and 2 patios
- **See back for more amenities!**
- Extra Sleeping Quarters above Garage w/ large bathroom
- Nice landscaping
- Taxes: \$6500.00

For more pictures: visit

www.theauctionhouseco.com

AUCTION TERMS

Winning bidder will enter into a written contract to purchase, and will place \$3000.00 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 to establish the contract price of 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.

Bedrooms:

- Main level Master Suite with Sitting Room and Fireplace
Walk in Closet and Luxury Bath
- 2 bdrs on Upper level, 1 w/ Sitting Room
- 4th Bedroom above Garage w/ Large Bath and Separate Entry

Kitchen:

- Range, Disposal, Dishwasher, Microwave, Snack Bar

Recreational Room:

- 19' x 30'
- Fireplace & Tray ceiling
- Stone inlay for Pool table

Family Room:

- Wet Bar
- Fireplace
- Vaulted Beamed Ceiling

Main Floor Laundry

Dining Room:

- Large and open overlooking Family and Game Room

Location! Location!

Easy access to Hwy 55/70, 270, Hwy 159 and Hwy 157

For the active: Bike path is assessable by sidewalks

The original home was built in 1935. Additions were done in 2000, of which make up approximately 2/3 of this home. This home is unique and with the open floor plan, the home flows nicely from room to room. A beautiful home with quality materials and in excellent condition. The flat 2 acre lot and floor plan of this home makes it perfect for entertaining.

Optional for additional price: 9' AE Schmidt pool Table & Light
Nice Dining room Table and Chairs

Don't Miss the open House!