

# REAL ESTATE AUCTION

## ON-LINE AUCTION

Monday Oct. 24 - Friday Oct. 28, 2022 @ 6:00 pm



3805 Fair Oaks Dr., Granite City, IL

Call Bill for Private Showing



Bill Scaturro  
(618) 344-3545

### ~HOME DESCRIPTION~

This lovely brick raised ranch, one owner home, is ready for your favorite paint scheme. It has 2 bdrms & 1 bath on main level and 1 bdrm/office and 1 bath in the finished lower level. This home has refinished (2022) beautiful oak wood floors throughout. Natural gas stone fireplace in the Great Room. Eat-in kitchen. Bonus/Computer/Play room off of kitchen. Plastered walls with cove ceiling in Great Room. The fenced in backyard has matured trees and a small public park on the other side of the fence. Lower level has a very large cedar lined walk in closet and designer cement block walls. Newer Trane HVAC. Parcel #22-2-20-08-07-201-0015.

### ~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. Buyer's Premium may be paid at Day of Closing, if needed. 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~

Perfect neighborhood home to raise a family or downsizing. A Must See!



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