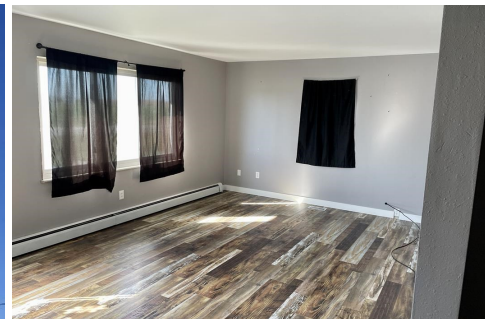


# WELCOME TO 13426 STOLLETOWN ROAD

Trophy Properties and Auction • (855) 573-5263 • leads@trophy.com • www.trophy.com



**ADDRESS:** 13426 Stolltown Road, Breese, IL 62230

**PRICE:** \$124,900

**BEDROOMS:** 2

**SCHOOLS DIST:** Breese Dist. 12

**BATHROOMS:** 1

**TAXES:** \$2,760

**LIVING AREA:** 1,150

**TAX YEAR:** 2021

**YEAR BUILT:** 1965

**HOA FEES:** N/A

**PROPERTY HIGHLIGHTS:**

- Convenient Location
- 1 acre lot
- 24 x 40 Detached Garage
- Great Starter Home, Flip, or Rental Opportunity

**PROPERTY DESCRIPTION:**

This 2 bed one bath home is situated on a beautiful one-acre lot between Breese and Carlyle. It is approximately 1,150 square feet with a 24 x 40 detached garage.

This would be an excellent purchase if you are looking for a place that needs a little attention to maximize its potential! It is in need of a little work to finish up the projects that have been started. The Seller has already replaced most of the floors in both bedrooms and the kitchen and living room. The bonus room would make an excellent 3rd bedroom with master bath as well. New plumbing has been recently completed to remove the cast iron, update the septic system, and add City water.

With a little TLC, this will be an excellent starter home, flip, or addition to your rental property portfolio.

The seller is motivated, and the property is sold in "as-is" condition.



**PRESENTED BY:**

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