



**430 N. 11<sup>th</sup> St, Unit #8 ~ Murphysboro  
Chateau Du Mont  
REAL ESTATE**

**ABSOLUTE AUCTION**

**ONLINE ONLY**

**Biddings Ends on  
Sunday, June 30<sup>th</sup> ~ 3:00 pm  
@ Live.LegacySells4U.com**

Move-in ready updated 2 bed, 1.5 bath condo. 970 sq ft. Updates include cabinets, appliances, back splash & fixtures. Both baths were completely updated. The condo has newer flooring throughout as well as lighting, ceiling fans & neutral paint. Plenty of closet space with additional storage unit in the basement & shed outdoors. The basement boasts a common area with living/dining/kitchen, 1/2 bath & bedroom ~ this is yours to use as needed and great for visiting guests or events with family & friends. A large workbench area is also in the basement along with your own personal storage unit. The laundry room is conveniently located just left of your unit & another on the main floor with storage cabinet. There is assigned parking in the covered carport. Enjoy the wooded view from your private balcony/deck. Private newer Heat/AC inside unit. HOA of \$185 per month covers everything but the electric. Owner/occupants must be 21 years of age & no pets allowed per By Laws. Close enough to walk to downtown for shops, restaurants, banks, etc! Parcel ID: 1404182010 2017 taxes: \$530

*Visit [www.realtor.com](http://www.realtor.com) for more photos of property!*

**Open House**

Saturday, June 22  
12:00 - 2:00 pm

OR call Shelly  
(618) 781-3857 for  
private  
appointment



Gary Niemeier - Auctioneer  
(618) 781-3814  
[www.LegacySells4U.com](http://www.LegacySells4U.com)

**Real Estate Terms**

\$1,000 down at contract signing.  
Balance due in 30 days. A 5% buyers  
premium will be added to the bid  
price to establish a total contract  
price. The property is sold in AS-IS  
condition. No reserve. Have your  
financing prearranged & be ready  
to bid your price on Sun, June 30<sup>th</sup>!

Bidding Ends at 3:00 p.m.

Bid at: [Live.LegacySells4U.com](http://Live.LegacySells4U.com)