



**Brenda Chandler**  
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 Property Peddler Auction & Real Estate Group

Listings as of 12/03/2020 at 11:29 AM

## Client Detail Report

Property Type: Residential

**1445 Victoria Square Ct, O'Fallon 62269-7351**

L Price: **\$392,500**

MLS #: **20085538**

Status: **Active**

County: **St Clair-IL**

Area:

Muni/Twp: **Caseyville**

SubD: **Bristol Hill Ph 5**



### General Property Information

Style:	<b>1 Story/Ranch</b>	CrossSt:		Beds:	<b>6</b>	CDOM:	<b>2</b>
Taxes Pd:	<b>\$9,249</b>	Lot Num:	<b>46</b>	Baths:	<b>3 (3 0)</b>	Dual Age:	<b>Yes</b>
Tax Yr:	<b>2019</b>	Sct/Twn:	<b>Sec 35 T2N R8W</b>	Age:	<b>6</b>	Year Built:	<b>2014</b>
Prop Type:	<b>Residential</b>	Ttl Liv Ar:	<b>3,807</b>	Unit #:		AsscFee:	<b>\$275</b>
Sqft Above:	<b>2,107 (County Records)</b>	Pr/TtlLivAr:	<b>\$103.10</b>	# Prk:	<b>0</b>	Assc Pd:	<b>Yearly</b>
SqFtAbv/PSF:	<b>2,107 / \$186.28</b>			Sqft Below:	<b>2,107</b>	Building #:	
Lot Size:	<b>0.336 ac (County Records)</b>			Ttl Liv Ar/PSF:	<b>3,807 / \$103.10</b>	Pr/Sqft:	<b>\$186.28</b>
Lot SF:	<b>14,636 (County Records)</b>			Ttl Units:			
Lot Dim:	<b>Irregular</b>			Bse Pr Rng:			
Elem Schl:	<b>CENTRAL DIST 104</b>			Sqft Range:			
J High:	<b>CENTRAL DIST 104</b>			Lic Sell:	<b>Designated Agent</b>		
S High:	<b>O'Fallon</b>			Schl District:	<b>Central DIST 104</b>		
Poss:	<b>At Closing</b>			SubDiv Ph:			
Type:							

### Rooms / Sizes

<u>Total Rooms</u>		<u>Bedrooms</u>		<u>Full Baths</u>		<u>Half Baths</u>	
# Rms:	<b>15</b>	Main Beds:	<b>3</b>	Main Bths:	<b>2</b>	Mn Bths:	<b>0</b>
M & U Bds:	<b>3</b>	Up Beds:	<b>0</b>	Up Bths:	<b>0</b>	Up Bths:	<b>0</b>
M & U Bths:	<b>2</b>	Low Beds:	<b>3</b>	Low Bths:	<b>1</b>	Lw Bths:	<b>0</b>
<u>Type</u>	<u>Dimensions</u>	<u>Level</u>	<u>Flooring</u>	<u>Window Covering</u>			
Kitchen	13 x 12	M	Wood				
Living Room	21 x 17	M	Wood				
Dining Room	13 x 11	M	Wood				
Master Bedroom	20 x 15	M	Carpeting				
Master Bathroom	12 x 10	M	Vinyl				
Bedroom	13 x 11	M	Carpeting				
Bedroom	13 x 11	M	Carpeting				
Bathroom	8 x 8	M	Vinyl				
Laundry Room	9 x 7	M	Vinyl				
Mud Room	8 x 6	M	Vinyl				

Presented By: Brenda Chandler Phone: 618-201-3947

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Family Room	21 x 17	L	Carpeting
Recreation Room	17 x 11	L	Carpeting
Kitchen	17 x 10	L	Vinyl
Bedroom	14 x 13	L	Carpeting
Bedroom	14 x 13	L	Carpeting
Bedroom	18 x 17	L	Carpeting
Bathroom	10 x 7	L	Vinyl

### Details

# Fp: **1** Garage Info: **3/28x33** #Crp Sp: **0** Cable: **Yes**  
 Fp Type: **Gas** Fp Loc: **Great Room**  
 Conditions: **Unknown**  
 Model:  
 Builder:  
 Sewer: **Public** Ht Src: **Gas**  
 Architect: **Contemporary** Water Ht: **Gas**  
 Dining: **Dining/Living Rm Cmb** Water Sft:  
 Water: **Public**  
 Cool: **Ceiling Fan, Central-Electric**  
 Heat: **Forced Air**  
 Disclos: **Sellers Discl. Avail**  
 Park Dsc: **Attached Garage**  
 Bdrm Dsc: **Main Floor Master, Master Bdr. Suite**  
 M Bth Dsc: **Double Sink, Full Bath, Tub & Separate Shwr**  
 Appliances: **Dishwasher, Disposal, Microwave, Range/Oven-Gas, Refrigerator, Stainless Steel Appliances**  
 Construct: **Brk/Stn Veneer Frnt, Vinyl Siding**  
 Kitchen: **Breakfast Bar, Granite Countertops, Pantry**  
 Spec Dsc: **No Exemptions**  
 Base YN: **Yes**  
 Base Dsc: **Bathroom in LL, Egress Window, Full, Lookout, Partially Finished, Radon Mitigation System, Rec/Family Area, Sleeping Area**  
 Misc: **Deck, Deck-Covered, Porch-Covered, Security Alarm-Owned, Smoke Alarm/Detec**  
 Interior: **Open Floor Plan, Some Carpeting, Vaulted Ceiling, Walk-In Closets, Some Wood Floors**  
 Windows: **6 Panel Door(s), Low-E, Some Insulated Wndws, Some Tilt-In Windows**  
 Spec Area: **Bonus Room, Entry Foyer, Family Room, Great Room, Living Room, Main Floor Laundry, Mud Room, Utility Room**  
 Amenities: **Underground Util**  
 Lot Dsc: **Cul-De-Sac**

### Remarks

Mrk Rmks: **Six-bedroom ranch with over 3800sqft & an oversized 3-car attached garage on a quiet cul-de-sac. Great room features hardwood flooring, gas fireplace, & vaulted ceilings. Dining area opens to a massive, partially covered, 420sqft deck with dual staircases leading to a stamped concrete patio. Modern kitchen with huge walk-in pantry, stainless steel appliances, & granite counters. Master suite includes deck access, a luxury en-suite bath, & walk-in closet. Two additional bedrooms, a full bath, & laundry room with granite counters complete the main floor. Daylight basement has a large family room, a kitchenette, three large bedrooms, a full bath, storage room, & a hidden nook under the stairs round out the layout. Lots of upgrades including stylish light fixtures & ceiling fans throughout the house. New paint throughout many of the common areas. Ring doorbell & alarm system are included. 15 min to SAFB, 20 min to downtown STL, & 30 min to Lambert Airport.**  
 Directions: **Frank Scott Parkway, East of 159. Continue on Thouvenot to Bristol Hill Dr, North. West on Victoria Square Ct. Property at the end in cul-de-sac.**

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