



# PRICE REDUCTION! 1409 Christina Belleville, IL

MLS: #3001372

**Listing Price \$25,000**

Bedrooms: 3	Bathrooms: 2	Half Bath: ~
Approx Acres: ~	Frontage: ~	Lot Size: Rented
Subdivision: Dutch Hollow Village	Year Built: 1981	Assoc. Fees: \$335/mo
Taxes: \$75/yr	Tax Year: 2009	County: St. Clair
Parcel ID #: N/A	Zoning: Single Family	Approx Sq/Ft: 1248

Bdrm 1: 15 x 12	Living Rm: 17 x 12	Utililty Rm: 7 x 7
Bdrm 2: 11 x 11	Dining Room: 10 x 12	Full Bath: 5 x 8
Bdrm 3: 10 x 12	Family Room: ~	Mst Bath: 7 x 11
Bdrm 4: 12 x 17	Kitchen: 13 x 10	

Heat: Forced Air	Fuel: Gas	A/C: Central Air
Electric: 100 Amp	Water: Public	Wtr Htr: Gas
Sewer: Public	Basement: ~	Driveway: Concrete
Elem: Belleville #118	Mid: Belleville #118	High: Belleville West



### NOTES

Convenient location, 3 bedroom, 2 bath including garden tub. Lots of storage and closet space. New roof, new front door and entryway flooring, newer hot water heater, awnings and shed as well. Perfectly maintained and ready to move into. Lot fee includes trash and yard waste, water and sewer. Must see to appreciate!

### DIRECTIONS

IL Route 161 to Royal Heights Road to Stiehl to Christina.  
Or Route 161 to Hanna to Keil to Christina

**Karen Schwoebel ~ Broker**  
**Karen@adamsproperties.com**  
Office Phone / Fax: (618) 234-9034 ~ Cell: (618) 973-7725