



TYPE/STYLE Site-Built Home / Two Story
ROOMS 9
BEDROOMS 3
FULL BATHS 1
HALF BATHS 1
APX YEAR BUILT 1910
APX ABOVE GRADE FIN SQFT 1,180
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQFT 544
APX TOTAL FINISHED SQFT 1,180
SELLING PRICE
CLOSING DATE

AREA Allen County
SUBDIVISION Fleming & Kuhne
TOWNSHIP Wayne
ELEMENTARY Fairfield
MIDDLE Shawnee
HIGH South Side
PARCEL # 02-12-14-253-005.000-074
ASSESSED VALUE
ANNUAL TAXES \$405.00

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	APX LOT DIMENSIONS 50x140x36x140	Garage/# of Cars 1.0
ASSOCIATION DUES FREQ. Not Applicable	# ACRES 0.1157	Garage Dim. 11 x 18
OCCUPANCY Vacant	FLOOD PLAIN No	Garage Type Detached
EXTERIOR Vinyl	WATER FRONTAGE	# Full Baths Upper 1
ROOF Asphalt	WATERFRONT No	# Half Baths Upper 0
FLOORING Hardwood Floors, Carpet	LAKE TYPE	# Full Baths Main 0
BASEMENT Yes	SEWER Public	# Half Baths Main 1
		# Full Baths BG 0
		# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	17 x 10	1st Bdrm	Upper	11 x 11
Dining Rm	Main	11 x 9	2nd Bdrm	Upper	11 x 10
Kitchen	Main	10 x 9	3rd Bdrm	Upper	8 x 7
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den	Main	11 x 9
		x	Loft		x
		x	Laundry	Lower	11 x 21

HEATING/FUEL Gas, Forced Air
COOLING None
LOT DESCRIPTION Level
SALE INCLUDES Refrigerator, Washer, Dryer-Electric, Range-Electric
WATER FEATURES None
FIREPLACE None

AMENITIES Ceiling Fan(s), Dryer Hook Up Electric, Patio Open, Porch Open, Range/Oven Hook Up Elec
COMMON AMENITIES None
DOCUMENTS AVAILABLE LBP Form, Sellers Disclosure
FENCE None
LOCATION City/Town/Suburb

Remarks and Directions

Remarks ***This is an Online Auction Only ending Wednesday, August 5 @ 3:00 pm and Open House will be held on Sunday, August 2 from (1-2)***
 3 Bed Home across the street from Packard Park on city lot ! Fresh paint throughout and some new carpet. Beautiful Wood throughout Home including trim, staircase, and floors in the master and 2nd bedroom. Vintage Wood doors and knobs throughout as well. There is an Office area/potential bed on the main floor and the half bath boasts a pedestal sink. Small office/bed or play room upstairs with 2 other bedrooms. Built in cabinets throughout and Open Shelving in the Kitchen with eat-in- breakfast area. 1 Car Garage and unfinished basement with laundry and storage. Refrigerator, Washer, Dryer, & Range to be included in the sale of the home in "as is" condition with no warranty. ***Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property may sell at, above, or below listed price depending on the outcome of the auction bidding.***

Directions to Property From Downtown Fort Wayne head South on Fairfield Ave. turn left onto W Packard Ave., then turn right onto Hoagland Ave. the destination will be on the left.