



TYPE/STYLE Condo/Villa / One Story
ROOMS 6
BEDROOMS 2
FULL BATHS 2
HALF BATHS 0
APX YEAR BUILT 2005
APX ABOVE GRADE FIN SQFT 1,344
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQFT 0
APX TOTAL FINISHED SQFT 1,344
SELLING PRICE
CLOSING DATE

AREA Allen County
SUBDIVISION West Hamilton Crossing
TOWNSHIP Aboite
ELEMENTARY Covington
MIDDLE Woodside
HIGH Homestead
PARCEL # 02-11-05-276-003.022-038
ASSESSED VALUE
ANNUAL TAXES \$875.08

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$ \$979.00	APX LOT DIMENSIONS 0*0	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Annually	# ACRES 0.0000	Garage Dim. 20 x 27
OCCUPANCY	FLOOD PLAIN No	Garage Type Attached
EXTERIOR Brick, Vinyl	WATER FRONTAGE	# Full Baths Upper 0
ROOF	WATERFRONT No	# Half Baths Upper 0
FLOORING	LAKE TYPE	# Full Baths Main 2
BASEMENT No	SEWER City	# Half Baths Main 0
		# Full Baths BG 0
		# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	16 x 14	1st Bdrm	Main	14 x 14
Dining Rm	Main	14 x 11	2nd Bdrm	Main	12 x 10
Kitchen	Main	12 x 9	3rd Bdrm		x
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		14 x 11
		x	Loft		x
	Main	12 x 10	Laundry	Main	8 x 6

HEATING/FUEL Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Level

AMENITIES 1st Bdrm En Suite, Dryer Hook Up Electric, Patio Open, Porch Covered, Range/Oven Hook Up Elec

Remarks and Directions

Remarks **Open House 7/26 from 1-3:00*** Don't miss this perfect opportunity to downsize to this rare Southwest condo where living is easy and maintenance free. This two-bedrooms are nicely sized and also includes a bright sun room with lots of sunlight and large windows. All the windows have been replaced in the past year as well as the water heater, bathroom vanity and fixtures. The pond view is a rare luxury and makes this home even better. The quite community is ready to be the place you go to relax and enjoy your home time. Call for a private showing today. Offers will be reviewed 7/26 at 3pm.

Directions to Property St Rd 14 off West Hamilton Rd to entrance of West Hamilton Crossing.