



TYPE/STYLE Site-Built Home / Two Story
ROOMS 8
BEDROOMS 4
FULL BATHS 3
HALF BATHS 0
APX YEAR BUILT 1985
APX ABOVE GRADE FIN SQFT 1,792
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQFT 672
APX TOTAL FINISHED SQFT 1,792
SELLING PRICE
CLOSING DATE

AREA Allen County
SUBDIVISION Windsor Woods
TOWNSHIP Perry
ELEMENTARY Hickory Center
MIDDLE Maple Creek
HIGH Carroll
PARCEL # 02-02-32-380-012.000-091
ASSESSED VALUE
ANNUAL TAXES \$1,776.36

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$		APX LOT DIMENSIONS 73x165	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable		# ACRES 0.2800	Garage Dim. 20 x 20
OCCUPANCY		FLOOD PLAIN No	Garage Type Attached
EXTERIOR Aluminum		WATER FRONTAGE	# Full Baths Upper 0
ROOF		WATERFRONT No	# Half Baths Upper 0
FLOORING		LAKE TYPE	# Full Baths Main 1
BASEMENT Yes		SEWER City	# Half Baths Main 0
			# Full Baths BG 2
			# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	14 x 12	1st Bdrm	Upper	18 x 11
Dining Rm	Main	11 x 10	2nd Bdrm	Upper	10 x 10
Kitchen	Main	15 x 11	3rd Bdrm	Upper	12 x 11
Family Rm	Main	19 x 12	4th Bdrm	Upper	20 x 12
		x	5th Bdrm		x
		x	Den		11 x 10
		x	Loft		x
		x	Laundry	Main	x

HEATING/FUEL Gas
COOLING Central Air
LOT DESCRIPTION Level, Partially Wooded
FIREPLACE Family Rm

AMENITIES 1st Bdrm En Suite, Ceiling Fan(s), Deck Open, Disposal, Dryer Hook Up Electric, Near Walking Trail, Patio Open, Porch Open, Range/Oven Hook Up Gas

Remarks and Directions

Remarks ***Open House Sun 8/9 1-3:00, seller to review any/all offers on Tues. Aug 11th at 3:00pm. No offers will be accepted prior to this time and may be submitted 48 hrs before end of offer submission period. All offers to be submitted using online offer submission platform. Offer submission as well as terms/details available at www.NessBros.com & attached MLS docs*** Come see this beautifully maintained 4 bedroom 2.5 bath family home sitting on a finished basement and located in the NWA school district. The large kitchen and dining room lead to the nicely sized back deck overlooking the fences yard; which makes this home perfect for the home owner that likes entertaining or enjoying the outdoors and mature trees. All four bedrooms are on the upper floor including the master en suite. Don't let your opportunity to come see this house pass you by! ***This is a Pre-Certified Home with 120 Days Warranty provided by the Home Inspection Co. that Seller has provided for the Buyer to view before the submission of offers.***

Directions to Property Going East on Dupont from I69, turn North on Radbourne Dr. then East on Windsor Woods Blvd.