



**TYPE/STYLE** Site-Built Home / Tri-Level  
**ROOMS** 16  
**BEDROOMS** 6  
**FULL BATHS** 2  
**HALF BATHS** 1  
**APX YEAR BUILT** 1946  
**APX ABOVE GRADE FIN SQFT** 1,902  
**APX BELOW GRADE FIN SQFT** 1,902  
**APX BELOW GRADE UNFIN SQFT** 0  
**APX TOTAL FINISHED SQFT** 3,804  
**SELLING PRICE**  
**CLOSING DATE**

**AREA** Huntington County  
**SUBDIVISION** None  
**TOWNSHIP** Huntington  
**ELEMENTARY** Horace Mann  
**MIDDLE** Riverview  
**HIGH** Huntington North  
**PARCEL #** 35-05-22-100-457.700-005  
**ASSESSED VALUE**  
**ANNUAL TAXES** \$59.90

**LEGAL DESCRIPTION**

**Property Features**

<b>ASSOCIATION DUES \$</b>	<b>APX LOT DIMENSIONS</b> 90 x 132	<b>Garage/# of Cars</b>
<b>ASSOCIATION DUES FREQ.</b> Not Applicable	<b># ACRES</b> 0.2700	<b>Garage Dim.</b> x
<b>OCCUPANCY</b> Vacant	<b>FLOOD PLAIN</b> No	<b>Garage Type</b>
<b>EXTERIOR</b> Aluminum, Block, Stucco, Vinyl	<b>WATER FRONTAGE</b>	<b># Full Baths Upper</b> 1
<b>ROOF</b> Asphalt	<b>WATERFRONT</b> No	<b># Half Baths Upper</b> 1
<b>FLOORING</b> Carpet	<b>LAKE TYPE</b>	<b># Full Baths Main</b> 1
<b>BASEMENT</b> Yes	<b>SEWER</b> City	<b># Half Baths Main</b> 0
		<b># Full Baths BG</b> 0
		<b># Half Baths BG</b> 0

**Room Grid**

	<b>LEVEL</b>	<b>DIMENSIONS</b>		<b>LEVEL</b>	<b>DIMENSIONS</b>
Living/Great Rm	Main	16 x 12	1st Bdrm	Upper	11 x 14
Dining Rm	Main	8 x 11	2nd Bdrm	Main	12 x 9
Kitchen	Main	15 x 11	3rd Bdrm	Main	11 x 9
Family Rm		x	4th Bdrm	Upper	12 x 9
		x	5th Bdrm	Upper	11 x 12
		x	Den		8 x 11
		x	Loft		x
6th Bedroom		12 x 12	Laundry	Main	x

**ARCHITECTURAL STYLE** Traditional  
**HEATING/FUEL** Forced Air  
**COOLING** Central Air  
**LOT DESCRIPTION** Level  
**SALE INCLUDES** Kitchen Exhaust Hood, Water Heater Gas  
**FIREPLACE** None  
**EXISTING FINANCING** Conventional  
**PROPOSED FINANCING** Cash, Conventional

**EXEMPTIONS** Disabled, Mortgage, Over 65  
**HVAC** Ceiling Fan, High Efficiency Furnace  
**AMENITIES** Ceiling Fan(s), Countertops-Laminate, Dryer Hook Up Electric  
**LOCATION** City/Town/Suburb

**Remarks and Directions**

**Remarks** \*\*\*All offers must be submitted via www.NessBros.com and high offer amount will be available to public (no secret/sealed bids, everything is transparent and visible, all buyers have equal/fair playing field). 2 highest offers will be reviewed Tuesday, September 15 @ 3:00 pm. There will be two viewing dates held on Wednesday, Sept. 9 from (5-6) and Sunday, Sept. 13th from (1-2). \*\*\* This is a wonderful investment property ready to rehab and make your own. 6 bedrooms and 2.5 bath. Well designed tri-level divides the home's living areas for a really nice layout. Full basement ready to finish. Tons of closets and storage space throughout the house. This is a great project to put sweat equity in. Also, a great potential flip project. Master bedroom has 1/2 bath on suite that can easily be converted to a full on suite master bath. Basement has great potential for awesome family and entertainment area. Buyer to confirm room measurements. Being sold in "as-is" and "where-is" condition and not subject to financing. \*\*\*Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property is LISTED at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.\*\*\*

**Directions to Property** Take Jefferson to Salamonie to Gardendale