



**TYPE/STYLE** Site-Built Home / One Story  
**ROOMS** 6 **AREA** Whitley County  
**BEDROOMS** 3 **SUBDIVISION** None  
**FULL BATHS** 2 **TOWNSHIP** Smith  
**HALF BATHS** 0 **ELEMENTARY** Churubusco  
**APX YEAR BUILT** 1930 **MIDDLE** Churubusco  
**APX ABOVE GRADE FIN SQFT** 1,440 **HIGH** Churubusco  
**APX BELOW GRADE FIN SQFT** 0 **PARCEL #** 92-04-26-000-119.000-009  
**APX BELOW GRADE UNFIN SQFT** 864 **ASSESSED VALUE**  
**APX TOTAL FINISHED SQFT** 1,440 **ANNUAL TAXES** \$890.00  
**SELLING PRICE**  
**CLOSING DATE**

**LEGAL DESCRIPTION**

**Property Features**

<b>ASSOCIATION DUES \$</b>		<b>APX LOT DIMENSIONS</b> 295x344x300x92x252	<b>Garage/# of Cars</b> 2.0
<b>ASSOCIATION DUES FREQ.</b> Not Applicable		<b># ACRES</b> 2.3500	<b>Garage Dim.</b> 29 x 22
<b>OCCUPANCY</b> Occupied		<b>FLOOD PLAIN</b> No	<b>Garage Type</b> Detached
<b>EXTERIOR</b> Vinyl		<b>WATER FRONTAGE</b>	<b># Full Baths Upper</b> 0
<b>ROOF</b>		<b>WATERFRONT</b> No	<b># Half Baths Upper</b> 0
<b>FLOORING</b> Carpet, Laminate, Tile, Vinyl		<b>LAKE TYPE</b>	<b># Full Baths Main</b> 2
<b>BASEMENT</b> Yes		<b>SEWER</b> Septic	<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	14 x 12	1st Bdrm	Main	18 x 16
Dining Rm	Main	12 x 11	2nd Bdrm	Main	11 x 8
Kitchen	Main	12 x 10	3rd Bdrm	Main	11 x 11
Family Rm	Main	9 x 8	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		12 x 11
		x	Loft		x
		x	Laundry	Main	15 x 7

**HEATING/FUEL** Propane  
**COOLING** Central Air  
**LOT DESCRIPTION** Irregular  
**AMENITIES** 1st Bdrm En Suite, Attic Storage, Attic-Walk-up, Ceiling Fan(s), Closet(s) Walk-in, Deck Open, Dryer Hook Up Electric, Jet Tub, Range/Oven Hook Up Elec, Washer Hook-Up  
**DOCUMENTS AVAILABLE** LBP Form, Sellers Disclosure  
**FENCE** Decorative

**Remarks and Directions**

**Remarks** \*\*\*Sellers are downsizing and 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). Two highest offers will be reviewed on Wednesday, October 7 @ 3:00 pm. There will be two open houses on Sunday, September 27 (1-2) and Sunday, October 4 (1-2). \*\*\* This 3 Bed Home has 3,168 sqft on 2.35 Partially Wooded Acres, circle driveway and outbuildings. Updates include wiring, plumbing, 90% High Efficiency Furnace, A/C Unit, pressure tank and septic in last 10 years. New master suite addition built in 2006 w/vaulted ceiling, recessed lighting, french doors to outside deck w/fire pit, plus barn door to the Bath w/updated double sinks, counters, walk-in tile shower, and a sunken tub. Living, family and formal dining rooms. 2nd Bedroom has crisp white beadboard, and 2nd full bath has pedesal sink and tub/shower combo. Beautiful wood doors and trim throughout home including some arched entryways. Spacious kitchen w/cabinets to the ceiling and stainless appliances. Office area and laundry are situated in a sunroom. Unfinished Basement & attic with lots of storage and room to grow. There's a 29x22 Detached Garage with wood burning stove, a 20x10 Utility Shed for lawn tools and mower a 9x8 custom built chicken coop and goat barn, plus elec. dog fence all 15 minutes from Fort Wayne.  
**Directions to Property** From Churubusco head South West on E State Rd, turn left on 850 E, turn right on County Rd 300 N, turn left on N 825 E, property on the left.