



TYPE/STYLE Site-Built Home / One Story
ROOMS 8 **AREA** Allen County
BEDROOMS 3 **SUBDIVISION** Caribe Colony
FULL BATHS 2 **TOWNSHIP** Adams
HALF BATHS 0 **ELEMENTARY** New Haven
APX YEAR BUILT 1965 **MIDDLE** New Haven
APX ABOVE GRADE FIN SQFT 1,726 **HIGH** New Haven
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 02-13-04-152-001.000-070
APX BELOW GRADE UNFIN SQFT 0 **ASSESSED VALUE**
APX TOTAL FINISHED SQFT 1,726 **ANNUAL TAXES** \$371.00
SELLING PRICE
CLOSING DATE

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$ \$195.00	APX LOT DIMENSIONS 172x102x102x75	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Annually	# ACRES 0.2410	Garage Dim. 20 x 23
OCCUPANCY Vacant.	FLOOD PLAIN No	Garage Type Attached
EXTERIOR Brick, Vinyl	WATER FRONTAGE	# Full Baths Upper 0
ROOF Other	WATERFRONT No	# Half Baths Upper 0
FLOORING Carpet	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	18 x 16	1st Bdrm	Main	13 x 10
Dining Rm		x	2nd Bdrm	Main	13 x 9
Kitchen	Main	11 x 9	3rd Bdrm	Main	10 x 10
Family Rm	Main	20 x 11	4th Bdrm		x
Sun Room		19 x 12	5th Bdrm		x
		x	Den	Main	x
		x	Loft		x
		x	Laundry	Main	5 x 5

HEATING/FUEL Geothermal
COOLING Geothermal
LOT DESCRIPTION Level
FIREPLACE None

EXEMPTIONS Homestead, Over 65, Other, Supplemental
AMENITIES Closet(s) Walk-in, Dryer Hook Up Electric, Kitchen Island, Range /Oven Hook Up Elec, Main Floor Laundry, Washer Hook-Up
COMMON AMENITIES Swimming Pool, Sidewalks
DOCUMENTS AVAILABLE LBP Form, Sellers Disclosure
FENCE Chain Link
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). Two highest offers will be reviewed Wed. Feb. 17th @ 3:00 pm. There will be two viewing dates held on Sun. Feb. 7th (1-2) & Sun. Feb. 14th from (1-2). The contents of the personal property in the home will also be selling Online Now until Bidding Ends Wed. Feb 10th @ 6:00 pm.*** This Ranch home boasts a spacious Kitchen with Oak Cabinets, Stainless Appliances, Island Stovetop w/Vent Hood, Built in Pantry. Lots of room to Entertain in the Living and Family Rooms plus 3 Season Sunroom overlooking the fenced back yard for pets and kids. The Master Suite boasts a large 18x7 walk-in closet and the 2nd Bed has attached room that can be used as closet, office or playroom. Plenty of storage with the 2 car garage and large shed. Great Community with a Pool ! UPDATED 2018: Geothermal Heat attached to Water Heater. UPDATED 2008: 2 Anderson Picture Windows in Liv. Rm., Exterior Siding & Insulation, Aluminum Thermal Reflective Barrier in Attic, Fiberglass Roof and French Drain System along SE Fenceline. ***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 From N Coliseum Blvd., turn right onto Lake Ave., turn right on Reed Rd., turn left onto Old Maysville Rd., turn right onto