



TYPE/STYLE Site-Built Home / Tri-Level
ROOMS 8
BEDROOMS 3
FULL BATHS 1
HALF BATHS 1
APX YEAR BUILT 1961
APX ABOVE GRADE FIN SQFT 1,640
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQFT 0
APX TOTAL FINISHED SQFT 1,640
SELLING PRICE
CLOSING DATE

AREA Allen County
SUBDIVISION West Lawn / Westlawn
TOWNSHIP Aboite
ELEMENTARY Whispering Meadows
MIDDLE Woodside
HIGH Homestead
PARCEL # 02-11-01-404-006.000-075
ASSESSED VALUE
ANNUAL TAXES \$1,352.00

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	APX LOT DIMENSIONS 52x51x174x100x200	Garage/# of Cars 1.0
ASSOCIATION DUES FREQ. Not Applicable	# ACRES 0.4293	Garage Dim. 25 x 11
OCCUPANCY Vacant	FLOOD PLAIN No	Garage Type Attached
EXTERIOR Aluminum, Stone	WATER FRONTAGE	# Full Baths Upper 1
ROOF Asphalt	WATERFRONT No	# Half Baths Upper 0
FLOORING Carpet, Laminate, Tile	LAKE TYPE	# Full Baths Main 0
BASEMENT No	SEWER City	# Half Baths Main 1
		# Full Baths BG 0
		# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	19 x 13	1st Bdrm	Upper	13 x 11
Dining Rm	Main	13 x 10	2nd Bdrm	Upper	12 x 9
Kitchen	Main	13 x 10	3rd Bdrm	Upper	10 x 9
Family Rm	Lower	19 x 16	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		13 x 10
		x	Loft		x
		x	Laundry	Lower	11 x 8

HEATING/FUEL Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Level, Partially Wooded, Rolling
FIREPLACE Living/Great Rm, Gas Log

EXEMPTIONS Homestead, Supplemental
AMENITIES Ceiling Fan(s), Dryer Hook Up Electric, Intercom, Range/Oven Hook Up Elec, Washer Hook-Up
DOCUMENTS AVAILABLE LBP Form, Sellers Disclosure
FENCE None
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 Thursday, April 15th @ 3:00 pm. There will be two viewing dates held on Tuesday, April 6th from (5-6) and Sunday April 11th from (1-2). 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 auction.*** This tri-level home is a 3 bedroom 1 1/2 bath sitting on a Partially Wooded 0.43 acre lot. The main living room has wood floors & trim, w/stone gas log fireplace & lots of natural light and windows. The kitchen boasts lots of cabinets and breakfast sitting bar with tile floors and separate dining nook with built-in cabinets & sliding doors to outside stamped concrete patio with pond & waterfall feature. The lower Family room is for entertaining with built in cabinets for office or future kitchen/bar area w /knotty pine walls and tile floors. The Laundry/mud room has tons of cabinets and a folding table plus room for that extra fridge/freezer. There is a bathroom in the utility area with potential shower unit you can plumb. Also a whole house intercom unit and 1 car garage and shed for storage. Some improvements include New water heater, softener, expanded front porch and landscaping in 2020; New furnace heatbox 2018; New Roof is 2014; New windows & flooring in 2009; New well in 1998 that is 300' deep.

Directions to Property From Homestead High School, head North on Homestead Rd., turn right on Covington Rd., turn left on S Hadley Rd. continue