



TYPE/STYLE Site-Built Home / Two Story
ROOMS 9 **AREA** Huntington County
BEDROOMS 4 **SUBDIVISION** None
FULL BATHS 2 **TOWNSHIP** Jackson
HALF BATHS 1 **ELEMENTARY** Roanoke
APX YEAR BUILT 1986 **MIDDLE** Crestview
APX ABOVE GRADE FIN SQFT 3,391 **HIGH** Huntington North
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 35-01-03-400-076.801-006
APX BELOW GRADE UNFIN SQFT 0 **ASSESSED VALUE**
APX TOTAL FINISHED SQFT 3,391 **ANNUAL TAXES** \$2,414.00
SELLING PRICE
CLOSING DATE

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$		APX LOT DIMENSIONS 314x531x331x774x639x1318	Garage/# of Cars 3.0
ASSOCIATION DUES FREQ. Not Applicable		# ACRES 15.3540	Garage Dim. 35 x 35
OCCUPANCY vacant.		FLOOD PLAIN No	Garage Type Detached
EXTERIOR Vinyl		WATER FRONTAGE	# Full Baths Upper 2
ROOF Asphalt		WATERFRONT No	# Half Baths Upper 0
FLOORING Carpet, Tile		LAKE TYPE	# Full Baths Main 0
BASEMENT No		SEWER Septic	# Half Baths Main 1
			# Full Baths BG 0
			# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	17 x 15	1st Bdrm	Upper	18 x 11
Dining Rm	Main	14 x 13	2nd Bdrm	Upper	13 x 13
Kitchen	Main	17 x 11	3rd Bdrm	Upper	13 x 12
Family Rm	Main	16 x 15	4th Bdrm	Upper	11 x 10
Enclosed Front		19 x 7	5th Bdrm		x
		x	Den		14 x 13
		x	Loft		x
Room above	Upper	20 x 14	Laundry	Main	9 x 6

HEATING/FUEL Electric, Forced Air

COOLING Central Air

LOT DESCRIPTION Rolling, 15+

PROPOSED FINANCING Cash, Conventional

EXEMPTIONS Homestead, Supplemental

AMENITIES 1st Bdrm En Suite, Ceiling Fan(s), Deck Open, Dryer Hook Up Electric, Kitchen Island, Range/Oven Hook Up Elec, Workshop, Main Floor Laundry, Washer Hook-Up

DOCUMENTS AVAILABLE LBP Form

FENCE None

LOCATION Rural

Remarks and Directions

Remarks This property will be offered at public auction on Wednesday, Aug. 18 at 5:30 pm. at the Cottage Event Center in Roanoke In. There are two open houses scheduled for Sunday, Aug. 8th and Sunday, Aug. 15 from 1 -2 pm. This property consists of 15 acres and will be offered in 2 individual tracts and then as one unit. Tract 1 consist of a 2 story 3,143 sq. ft 4 bedroom 2 1/2 bath home, The home features a open kitchen with separate eating area, den / home office and a great room. On the main level is a rec room that has over 650 sq ft of open area that can be use for a number of things. Sitting on the property is also a detached 3 car with with oversized garage door. All this and mores setting on a partially wooded 4 +/- acre lot. Tract 2 Consist of 11 +/- of rolling land that would make an ideal home site. ***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 Head South on Hwy 24 from Fort Wayne, and turn right onto E State Rd 114, turn left onto N 400 E, property will be on right 11200 N 400 E.