

MLS # 202130394 (Active

) List Price: \$93,600

604 Polk Street

Huntington

IN 46750



TYPE/STYLE Site-Built Home / One and Half Story
ROOMS 9 **AREA** Huntington County
BEDROOMS 3 **SUBDIVISION** None
FULL BATHS 2 **TOWNSHIP** Huntington
HALF BATHS 0 **ELEMENTARY** Flint Springs
APX YEAR BUILT 1868 **MIDDLE** Riverview
APX ABOVE GRADE FIN SQFT 1,566 **HIGH** Huntington North
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 35-05-15-200-136.800-005
APX BELOW GRADE UNFIN SQFT 1,015 **ASSESSED VALUE**
APX TOTAL FINISHED SQFT 1,566 **ANNUAL TAXES** \$69.00
SELLING PRICE
CLOSING DATE

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$
ASSOCIATION DUES FREQ. Not Applicable
OCCUPANCY Vacant.
EXTERIOR Vinyl, Wood
ROOF Asphalt
FLOORING Carpet, Tile
BASEMENT Yes

APX LOT DIMENSIONS 72x133x72x132
ACRES 0.2121
FLOOD PLAIN No
WATER FRONTAGE
WATERFRONT No
LAKE TYPE
SEWER City

Garage/# of Cars 2.0
Garage Dim. 30 x 24
Garage Type Attached
Full Baths Upper 0
Half Baths Upper 0
Full Baths Main 2
Half Baths Main 0
Full Baths BG 0
Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	15 x 11	1st Bdrm	Main	12 x 12
Dining Rm	Main	11 x 10	2nd Bdrm	Upper	15 x 10
Kitchen		x	3rd Bdrm	Upper	11 x 9
Family Rm	Main	12 x 12	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		11 x 10
		x	Loft		x
		x	Laundry	Main	6 x 6

HEATING/FUEL Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Level
FIREPLACE Family Rm, Electric

EXEMPTIONS Homestead, Over 65, Supplemental
AMENITIES Ceiling Fan(s), Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Porch Covered, Range/Oven Hook Up Gas, Storm Doors, Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up
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 Tuesday, August 17 @ 3:00 pm. There will be two viewing dates held on Tues. August 10 from (5-6) and Sun. August 15 from (1-2). The contents of the personal property in the home will also be selling Online Now until Bidding Ends Wednesday, August 18 @ 6:00 pm.*** Special Note: Buyer may bid subject to financing, certain restrictions will apply.*** This 3 Bed Home in Huntington Community has 1,566sqft of living space. The living room opens into the kitchen area with arched doorway, or enjoy the family room with electric fireplace and an abundance of light from the windows. The master bedroom is on the main floor with 2 additional beds upstairs. The Kitchen has an eat-in area with bay window. There's also a nice sized laundry on main level. Enjoy the covered front porch and private back yard with fencing and lots of parking space with this oversized 2 car attached garage. ***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 Head W on Park Dr., turn right on N Lafontaine St., turn left on W John St., turn right on Polk St. Property immediately on left.