



TYPE/STYLE Site-Built Home / One Story
ROOMS 6 **AREA** Allen County
BEDROOMS 3 **SUBDIVISION** Mill Ridge Place
FULL BATHS 2 **TOWNSHIP** St Joe
HALF BATHS 0 **ELEMENTARY** Arlington
APX YEAR BUILT 1998 **MIDDLE** Jefferson
APX ABOVE GRADE FIN SQFT 1,506 **HIGH** Northrop
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 02-08-24-155-013.000-072
APX BELOW GRADE UNFIN SQFT 0 **ASSESSED VALUE**
APX TOTAL FINISHED SQFT 1,506 **ANNUAL TAXES** \$850.00
SELLING PRICE
CLOSING DATE

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$ \$162.00	APX LOT DIMENSIONS 125x82x140x86	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Annually	# ACRES 0.2500	Garage Dim. 25 x 20
OCCUPANCY Occupied 24 hours notice	FLOOD PLAIN No	Garage Type Attached
EXTERIOR Vinyl	WATER FRONTAGE	# Full Baths Upper 0
ROOF Asphalt	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	21 x 19	1st Bdrm	Main	15 x 13
Dining Rm	Main	12 x 11	2nd Bdrm	Main	12 x 11
Kitchen	Main	13 x 12	3rd Bdrm	Main	11 x 10
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		12 x 11
		x	Loft		x
		x	Laundry	Main	9 x 5

HEATING/FUEL Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Corner, Level
FIREPLACE Living/Great Rm
PROPOSED FINANCING Cash, Conventional

EXEMPTIONS Homestead, Vet, Supplemental
AMENITIES 1st Bdrm En Suite, Ceiling Fan(s), Jet/Garden Tub, Range/Oven
Hook Up Gas, Main Floor Laundry, Washer Hook-Up
DOCUMENTS AVAILABLE 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 Monday, August 23 @ 3:00 pm. There will be two viewing dates held on Sunday, August 15 from (1-2) and Sunday, August 22 from (1-2). The contents of the personal property in the home will also be selling Online Now until Bidding Ends Wednesday, August 25 @ 6:00 pm. ***** Special Note: Buyer may bid subject to financing, certain restrictions will apply.*** Well Maintained 3 Bed home in desirable Mill Ridge Place on corner lot with great curb appeal. Walk into the wood parquet foyer w/large closets into the Spacious Living Room which boasts vaulted ceiling and brick fireplace. Beautiful Kitchen Cabinets with sitting bar and pantry which opens into the formal dining area w/double french doors to the outdoor patio for grilling out. Master suite is spacious and Bath has garden tub and separate shower. There is a 2 car attached garage and small shed for your garden tools. ***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 Northeast on Crescent Ave, continue East on Stellhorn Rd. for 8.4 miles, turn left onto Wheelock Rd., turn right onto Mill Ridge Run, turn left onto Fox Mill Run, turn left onto Old Grist Mill Pl. and property on first on the left.