



TYPE/STYLE Site-Built Home / One Story
ROOMS 7 **AREA** Allen County
BEDROOMS 3 **SUBDIVISION** Aspen Village
FULL BATHS 2 **TOWNSHIP** Aboite
HALF BATHS 0 **ELEMENTARY** Aboite
APX YEAR BUILT 1979 **MIDDLE** Summit
APX ABOVE GRADE FIN SQFT 1,496 **HIGH** Homestead
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 02-11-15-405-002.000-075
APX BELOW GRADE UNFIN SQFT 0 **ASSESSED VALUE**
APX TOTAL FINISHED SQFT 1,496 **ANNUAL TAXES** \$1,548.00
SELLING PRICE
CLOSING DATE

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$ \$150.00	APX LOT DIMENSIONS 80x140x80x140	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Annually	# ACRES 0.2571	Garage Dim. 22 x 20
OCCUPANCY Occupied	FLOOD PLAIN No	Garage Type Attached
EXTERIOR Brick, 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	18 x 15	1st Bdrm	Main	15 x 11
Dining Rm	Main	10 x 9	2nd Bdrm	Main	12 x 10
Kitchen	Basement	9 x 8	3rd Bdrm	Main	11 x 10
Family Rm	Main	14 x 12	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		10 x 9
		x	Loft		x
		x	Laundry	Main	18 x 4

HEATING/FUEL Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Level
FIREPLACE Family Rm, Wood Burning
PROPOSED FINANCING Cash, Conventional
EXEMPTIONS Homestead, Mortgage, Supplemental
AMENITIES Ceiling Fan(s), Dryer Hook Up Electric, Garage Door Opener, Range/Oven Hook Up Elec, Storm Doors, Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up
COMMON AMENITIES Playground
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 Thursday, September 2 @ 3:00 pm. There will be two viewing dates held on Sunday, August 22 from (1-2) and Sunday, August 29 from (1-2). *** Special Note: Buyer may bid subject to financing, certain restrictions will apply.*** Move-in-Ready 3 Bed Ranch with Updates that include replacement windows and new patio door, new A/C Unit, New Carpet throughout, and remodeled Guest Bath. Beautiful Landscaping and Curb appeal as you walk into front foyer with Living area. The Kitchen has bar pass-through with Stainless Appliances and eat-in dining area that opens into family room to visit with your family and friends. Enjoy evenings by the fire in the Family Room w/Wood Burning Fireplace and Sliding doors to the back yard. Continue out the back patio to the playground and park with walking trails in this desirable community. ***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 SouthWest on W Jefferson Blvd., turn right onto Aboite Center Rd. for almost 2 miles, turn right onto Aboite Lake Drive, and property will be on left.