



TYPE/STYLE Site-Built Home / One and Half Story
ROOMS 5 **AREA** Steuben County
BEDROOMS 1 **SUBDIVISION** None
FULL BATHS 1 **TOWNSHIP** Steuben
HALF BATHS 0 **ELEMENTARY** Pleasant Lake
APX YEAR BUILT 1863 **MIDDLE** Angola
APX ABOVE GRADE FIN SQFT 1,425 **HIGH** Angola
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 76-11-15-430-103.000-017
APX BELOW GRADE UNFIN SQFT 416 **ASSESSED VALUE**
APX TOTAL FINISHED SQFT 1,425 **ANNUAL TAXES** \$872.00
SELLING PRICE
CLOSING DATE

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	APX LOT DIMENSIONS 72x267x95x220	Garage/# of Cars
ASSOCIATION DUES FREQ. Not Applicable	# ACRES 0.4000	Garage Dim. x
OCCUPANCY Occupied. Open Houses will be the only	FLOOD PLAIN No	Garage Type
EXTERIOR Vinyl	WATER FRONTAGE 95.00	# Full Baths Upper 0
ROOF Asphalt	WATERFRONT Yes	# Half Baths Upper 0
FLOORING	LAKE TYPE	# Full Baths Main 1
BASEMENT Yes	SEWER Other	# 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	15 x 15
Dining Rm		x	2nd Bdrm		x
Kitchen	Main	16 x 10	3rd Bdrm		x
Family Rm	Main	12 x 15	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft	Upper	15 x 23
		x	Laundry	Lower	x

HEATING/FUEL Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Waterfront
WATER FEATURES Deeded
FIREPLACE 1st Bdrm, One
PROPOSED FINANCING Cash

AMENITIES Deck Open, Dryer Hook Up Electric, Porch Covered, Range/Oven Hook Up Gas, Washer Hook-Up
LOCATION City/Town/Suburb

Remarks and Directions

Remarks ***THIS IS A BANKRUPTCY AUCTION. 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 Wednesday, October 13 @ 5:00 pm. There will be two viewing dates held on Sunday, September 26th from (1-2) and Sunday, October 3rd from (1-2). These will be the only time to see inside the property due to Tenant Occupancy.*** This home has 95' of Lake frontage on Pleasant Lake which has 53 acres for boating, fishing, paddle boarding, kayaking and swimming. This home has 1,425 sq. ft. of Living space and features 1 Bedroom and 1 Full Bath with a Master Suite on the Main level w/fireplace. There is a large deck ideal for watching sunsets on this beautiful serene location with mature trees. This home boasts arched entryways, an upstairs loft area for potential 2nd bedroom with built-ins, kitchen with eating area, and an additional family room, plus a partial basement. ****Important notice this home has a septic holding tank but no leach field which will require a new septic system to be installed per the county and will not be able to connect to sewer. Also the well is shared with the neighbor and is located on the neighbors property. New owner may be required to install their own well if neighbor does not want to continue sharing the water.**** ***Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property may sell at, above, or below listed price depending on the outcome of the auction bidding.***