



TYPE/STYLE Site-Built Home / One Story
ROOMS 6 **AREA** Allen County
BEDROOMS 3 **SUBDIVISION** Monarch Park
FULL BATHS 1 **TOWNSHIP** St Joe
HALF BATHS 1 **ELEMENTARY** Haley
APX YEAR BUILT 1967 **MIDDLE** Blackhawk
APX ABOVE GRADE FIN SQFT 1,316 **HIGH** Snider
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 02-08-33-404-019.000-072
APX BELOW GRADE UNFIN SQFT 0 **ASSESSED VALUE**
APX TOTAL FINISHED SQFT 1,316 **ANNUAL TAXES** \$859.00
SELLING PRICE
CLOSING DATE

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$		APX LOT DIMENSIONS 70x141x70x141	Garage/# of Cars 1.0
ASSOCIATION DUES FREQ. Not Applicable		# ACRES 0.2282	Garage Dim. 22 x 12
OCCUPANCY Occupied.		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 1
BASEMENT No		SEWER City	# Half Baths Main 1
			# Full Baths BG 0
			# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	17 x 13	1st Bdrm	Main	14 x 10
Dining Rm		x	2nd Bdrm	Main	13 x 10
Kitchen	Main	14 x 10	3rd Bdrm	Main	10 x 10
Family Rm	Main	18 x 14	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
		x	Laundry	Main	6 x 5

ARCHITECTURAL STYLE Ranch
HEATING/FUEL Heat Pump
COOLING Central Air
LOT DESCRIPTION Level
SALE INCLUDES Dishwasher, Refrigerator, Washer, Dryer-Electric, Freezer, Range-Electric, Water Heater Electric
FIREPLACE Family Rm, Gas Log
PROPOSED FINANCING Cash, Conventional
AMENITIES Attic Storage, Ceiling Fan(s), Countertops-Laminate, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Landscaped, Porch Covered, Range /Oven Hook Up Elec, Tub/Shower Combination, Main Floor Laundry
DOCUMENTS AVAILABLE Aerial Photo, LBP Form, Legal Description, Sellers Disclosure, Zoning
FENCE Metal, Wood
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 Thurs. Oct. 21 @ 3:00 pm. There will be two viewing dates held on Sun. Oct. 10 from (1-2) and Sun. Oct. 17 from (1-2). *** Special Note: Buyer may bid subject to financing, certain restrictions will apply. This is a Pre-Certified Home with 120 Days Warranty provided by the Home Inspection Co. that Seller has provided for the Buyer to view before the auction. *** 3 Bedroom Ranch within Walking Distance to Haley Middle School with new city renovated sidewalks. The Family Room boasts a Gas Fireplace w/sliding doors to the back patio and large fenced in yard. Watch TV and the family as you cook in the eat-in kitchen area which opens into Family Room. Living Room at front of home is great for extra entertaining/sitting area and a bath and half round this home out for the perfect starter home or investment property. The home has Faerber's Bee windows with has a life time warranty and will pass to the new owner. ***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 West on State, turn left on Grandeur Dr., turn right on Monarch, turn left on Majestic., property is on right side.