



TYPE/STYLE Site-Built Home / One Story
ROOMS 5 **AREA** St. Joseph County
BEDROOMS 3 **SUBDIVISION** River Side / Riverside
FULL BATHS 1 **TOWNSHIP** German
HALF BATHS 0 **ELEMENTARY** Coquillard
APX YEAR BUILT 1961 **MIDDLE** Dickinson
APX ABOVE GRADE FIN SQFT 1,102 **HIGH** Clay
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 71-03-23-306-029.000-009
APX BELOW GRADE UNFIN SQFT 0 **ASSESSED VALUE** \$93,400.00
APX TOTAL FINISHED SQFT 1,102 **ANNUAL TAXES** \$933.00
SELLING PRICE
CLOSING DATE

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$ \$0.00	APX LOT DIMENSIONS 63 x 112	Garage/# of Cars 1.0
ASSOCIATION DUES FREQ. Not Applicable	# ACRES 0.1620	Garage Dim. 18 x 12
OCCUPANCY Vacant	FLOOD PLAIN No	Garage Type Attached
EXTERIOR Vinyl	WATER FRONTAGE	# Full Baths Upper 0
ROOF Asphalt	WATERFRONT No	# Half Baths Upper 0
FLOORING Laminate	LAKE TYPE	# Full Baths Main 1
BASEMENT No	SEWER Public	# Half Baths Main 0
		# Full Baths BG 0
		# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	12 x 19	1st Bdrm	Main	9 x 14
Dining Rm		x	2nd Bdrm	Main	9 x 9
Kitchen	Main	13 x 17	3rd Bdrm	Main	9 x 12
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
Storage Room	Main	9 x 11	Laundry	Main	7 x 8

ARCHITECTURAL STYLE Bungalow
HEATING/FUEL Electric, Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Level, 0-2.9999
SALE INCLUDES No Appliances Included, Water Heater Gas
ENERGY EFFICIENT HVAC
HVAC High Efficiency Furnace
ENERGY EFFICIENT WIN/DOORS Insulated Glass Windows, Storm Doors
AMENITIES Countertops-Laminate, Deck Open, Dryer Hook Up Gas/Elec, Garage Door Opener, Range/Oven Hook Up Gas, Utility Sink, Tub/Shower Combination, Workshop, Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up
COMMON AMENITIES Sidewalks
DOCUMENTS AVAILABLE Utility Bill Information

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, December 27 @ 3:00 pm. There will be two viewing dates held on Sun. Dec. 19 from (1-2) and Tues. Dec. 21 from (4-5). The contents of the personal property in the home will also be selling Online starting Dec. 16 until Bidding Ends Thurs. Dec. 30 @ 6:00 pm.*** MINIMUM STARTING BID IS \$ 40,000. <<< This is a Cash Sale. The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval.>>> This 3 Bedroom Bungalow is a cute fixer-upper! Nice neighborhood with sidewalks. Newer high-efficiency Train furnace and central air. Replacement windows throughout house. Deck and nice size yard for outdoor entertaining. ***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 may sell at, above, or below listed price depending on the outcome of the auction bidding.***
Directions to Property Take Riverside Drive north, LEFT on Viking Drive