



TYPE/STYLE Site-Built Home / Two Story
ROOMS 8 **AREA** Elkhart County
BEDROOMS 3 **SUBDIVISION** Beardsley(s)
FULL BATHS 1 **TOWNSHIP** Elkhart
HALF BATHS 1 **ELEMENTARY** Beardsley
APX YEAR BUILT 1900 **MIDDLE** North Side
APX ABOVE GRADE FIN SQFT 1,256 **HIGH** Elkhart
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 20-06-05-202-014.000-012
APX BELOW GRADE UNFIN SQFT 314 **ASSESSED VALUE** \$59,100.00
APX TOTAL FINISHED SQFT 1,256 **ANNUAL TAXES** \$15.00
SELLING PRICE
CLOSING DATE

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	APX LOT DIMENSIONS 38 x 93	Garage/# of Cars 1.0
ASSOCIATION DUES FREQ. Not Applicable	# ACRES 0.0803	Garage Dim. 17 x 21
OCCUPANCY Vacant	FLOOD PLAIN No	Garage Type Detached
EXTERIOR Aluminum	WATER FRONTAGE	# Full Baths Upper 0
ROOF Metal	WATERFRONT No	# Half Baths Upper 1
FLOORING Hardwood Floors, Carpet, Laminate	LAKE TYPE	# Full Baths Main 1
BASEMENT Yes	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 13	1st Bdrm	Main	13 x 12
Dining Rm	Main	11 x 12	2nd Bdrm	Upper	10 x 15
Kitchen	Main	11 x 11	3rd Bdrm	Upper	12 x 13
Family Rm		0 x 0	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		11 x 12
		x	Loft	Upper	10 x 11
		x	Laundry	Main	6 x 11

ARCHITECTURAL STYLE Traditional
HEATING/FUEL Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Level
SALE INCLUDES Cooktop-Electric
EXEMPTIONS Homestead, Vet, Supplemental
HVAC High Efficiency Furnace
AMENITIES Dryer Hook Up Electric, Porch Enclosed, Range/Oven Hook Up Elec, Main Level Bedroom Suite
DOCUMENTS AVAILABLE LBP Form, Sellers Disclosure
FENCE Chain Link
LOCATION City/Town/Suburb

Remarks and Directions

Remarks ***All offers must be submitted ONLINE. The highest offer amount will be available to public (no secret/sealed bids, everything is transparent and visible, all buyers have equal/fair playing field). The highest offer will be reviewed Tuesday, February 8 @ 3:00 pm. There will be two viewing dates held on Wed. Feb. 2 from (5-6) and Sun. Feb. 6 from (1-2). The contents of the personal property in the home will also be selling Online Starting 1/25 until Bidding Ends 2/9 @ 6:00 pm.*** MINIMUM STARTING BID IS \$ 10,000.... <<< 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.>>> Lots of potential!! Main floor bedroom and full bath. Two additional bedrooms upstairs with bonus loft area. Fenced in yard, metal roof and newer high efficiency furnace. Detached garage. Located within Elkhart city limits. Nice area! ***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.***
Directions to Property Take N. Main Street to East Crawford St.