



**TYPE/STYLE** Site-Built Home / Bi-Level  
**ROOMS** 5  
**BEDROOMS** 4  
**FULL BATHS** 2  
**HALF BATHS** 0  
**APX YEAR BUILT** 1962  
**APX ABOVE GRADE FIN SQFT** 2,080  
**APX BELOW GRADE FIN SQFT** 0  
**APX BELOW GRADE UNFIN SQFT** 0  
**APX TOTAL FINISHED SQFT** 2,080  
**SELLING PRICE**  
**CLOSING DATE**

**AREA** Allen County  
**SUBDIVISION** Sherbrook Park  
**TOWNSHIP** Adams  
**ELEMENTARY** New Haven  
**MIDDLE** New Haven  
**HIGH** New Haven  
**PARCEL #** 02-13-14-154-013.000-041  
**ASSESSED VALUE**  
**ANNUAL TAXES** \$1,177.00

**LEGAL DESCRIPTION**

**Property Features**

<b>ASSOCIATION DUES \$</b>		<b>APX LOT DIMENSIONS</b> 75x110	<b>Garage/# of Cars</b> 1.0
<b>ASSOCIATION DUES FREQ.</b> Not Applicable		<b># ACRES</b> 0.1894	<b>Garage Dim.</b> 26 x 16
<b>OCCUPANCY</b> Occupied		<b>FLOOD PLAIN</b> No	<b>Garage Type</b> Attached
<b>EXTERIOR</b> Vinyl, Wood		<b>WATER FRONTAGE</b>	<b># Full Baths Upper</b> 0
<b>ROOF</b> Asphalt, Shingle		<b>WATERFRONT</b> No	<b># Half Baths Upper</b> 0
<b>FLOORING</b> Carpet, Laminate		<b>LAKE TYPE</b>	<b># Full Baths Main</b> 1
<b>BASEMENT</b> No		<b>SEWER</b> City	<b># Half Baths Main</b> 0
			<b># Full Baths BG</b> 1
			<b># Half Baths BG</b> 0

**Room Grid**

	<b>LEVEL</b>	<b>DIMENSIONS</b>		<b>LEVEL</b>	<b>DIMENSIONS</b>
Living/Great Rm		24 x 19	1st Bdrm	Upper	14 x 10
Dining Rm		11 x 9	2nd Bdrm	Upper	9 x 8
Kitchen		11 x 11	3rd Bdrm	Upper	13 x 9
Family Rm		14 x 14	4th Bdrm	Lower	13 x 12
		x	5th Bdrm		x
		x	Den		11 x 9
		x	Loft		x
		x	Laundry	Lower	12 x 11

**HEATING/FUEL** Gas  
**COOLING** Central Air  
**LOT DESCRIPTION** Level  
**SALE INCLUDES** Dryer-Gas, Range-Electric, Water Heater Gas  
**FIREPLACE** Wood Burning

**EXEMPTIONS** Homestead, Mortgage, Supplemental  
**FENCE** Chain Link, Wood  
**LOCATION** City/Town/Suburb

**Remarks and Directions**

**Remarks** \*\*\*THIS IS A BANKRUPTCY 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 Thursday, February 10 @ 3:00 pm. There will be two viewing dates held on Sun. Jan. 30 from (1-2) and Sun. Feb. 6 from (1-2). \*\*\* MINIMUM STARTING BID IS \$ 50,000 <<< 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 4 Bedroom Bi-Level home is setting in a quiet neighborhood in New Haven, IN. The home features 2,000 sq ft of living space, with an attached garage setting on a large fenced in backyard. Newer roof and replacement windows. The home needs some T.L.C but has great potential. This home is both a Great Investment and a Great Home to live in. \*\*\*This property may sell at, above, or below listed price depending on the outcome of the auction bidding.\*\*\*

**Directions to Property** Take Rosewood Dr to W Jefferson Blvd 2 min (0.7 mi) Continue on W Jefferson Blvd to New Haven 22 min (12.1 mi) Take Sara Dr to Shannon Dr