



**TYPE/STYLE** Site-Built Home / One Story  
**ROOMS** 9  
**BEDROOMS** 3  
**FULL BATHS** 3  
**HALF BATHS** 1  
**APX YEAR BUILT** 1990  
**APX ABOVE GRADE FIN SQFT** 2,036  
**APX BELOW GRADE FIN SQFT** 2,036  
**APX BELOW GRADE UNFIN SQFT** 0  
**APX TOTAL FINISHED SQFT** 4,072  
**SELLING PRICE**  
**CLOSING DATE**

**AREA** Huntington County  
**SUBDIVISION** Other  
**TOWNSHIP** Union  
**ELEMENTARY** Roanoke  
**MIDDLE** Crestview  
**HIGH** Huntington North  
**PARCEL #** 35-06-15-300-070.300-018  
**ASSESSED VALUE**  
**ANNUAL TAXES** \$2,400.00

**LEGAL DESCRIPTION**

**Property Features**

<b>ASSOCIATION DUES \$</b>		<b>APX LOT DIMENSIONS</b> irr	<b>Garage/# of Cars</b> 2.0
<b>ASSOCIATION DUES FREQ.</b> Not Applicable		<b># ACRES</b> 3.5330	<b>Garage Dim.</b> 24 x 24
<b>OCCUPANCY</b>		<b>FLOOD PLAIN</b> No	<b>Garage Type</b> Attached
<b>EXTERIOR</b> Stone, Vinyl		<b>WATER FRONTAGE</b>	<b># Full Baths Upper</b> 0
<b>ROOF</b>		<b>WATERFRONT</b> Yes	<b># Half Baths Upper</b> 0
<b>FLOORING</b>		<b>LAKE TYPE</b>	<b># Full Baths Main</b> 2
<b>BASEMENT</b> Yes		<b>SEWER</b> Septic	<b># Half Baths Main</b> 1
			<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	Main	13 x 27	1st Bdrm	Main	14 x 14
Dining Rm		x	2nd Bdrm	Main	10 x 12
Kitchen	Main	10 x 20	3rd Bdrm	Main	10 x 11
Family Rm	Lower	30 x 27	4th Bdrm		x
storage room	Lower	15 x 24	5th Bdrm		x
2nd. kitchen	Lower	11 x 25	Den	Main	x
		x	Loft		x
		x	Laundry	Main	9 x 12

**HEATING/FUEL** Geothermal  
**COOLING** Geothermal  
**LOT DESCRIPTION** Irregular, Rolling, Waterfront  
**PROPOSED FINANCING** Cash, Conventional

**Remarks and Directions**

**Remarks** To close out the Nancy L. Kline Estate...this property will be offered at "Live" Public Auction on Sat Feb. 26 @ 9:30 at the property. There will be 3 open house dates to view the property...Sun Feb 6 (1-2), Weds Feb 9 (5-6) & Sun Feb 13 (1-2)....the list price on this property is the ASSESSED VALUE...and this property may sell BELOW or ABOVE the list price...Come prepared to buy.....Seller is motivated to sell!!!  
**Directions to Property** 5 miles east of Huntington on Co Rd 300 N to Co Rd 300 E, thence north 1/10 mile