



TYPE/STYLE Site-Built Home / One Story
ROOMS 6 **AREA** Huntington County
BEDROOMS 3 **SUBDIVISION** None
FULL BATHS 1 **TOWNSHIP** Huntington
HALF BATHS 0 **ELEMENTARY** Horace Mann
APX YEAR BUILT 1906 **MIDDLE** Riverview
APX ABOVE GRADE FIN SQFT 1,108 **HIGH** Huntington North
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 35-05-26-200-108.000-004
APX BELOW GRADE UNFIN SQFT 0 **ASSESSED VALUE**
APX TOTAL FINISHED SQFT 1,108 **ANNUAL TAXES** \$0.00
SELLING PRICE
CLOSING DATE
BBC 2%

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	APX LOT DIMENSIONS TBD	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable	# ACRES 2.0000	Garage Dim. 24 x 24
OCCUPANCY Vacant	FLOOD PLAIN No	Garage Type Detached
EXTERIOR Aluminum	WATER FRONTAGE	# Full Baths Upper 0
ROOF Asphalt	WATERFRONT No	# Half Baths Upper 0
FLOORING Hardwood Floors, Carpet	LAKE TYPE	# Full Baths Main 1
BASEMENT Yes	SEWER Septic	# Half Baths Main 0
		# Full Baths BG 0
		# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	15 x 19	1st Bdrm	Main	11 x 11
Dining Rm		x	2nd Bdrm	Main	9 x 11
Kitchen	Main	8 x 19	3rd Bdrm	Main	9 x 11
Family Rm		x	4th Bdrm		x
front porch		8 x 9	5th Bdrm		x
		x	Den		x
		x	Loft		x
		x	Laundry	Main	x

ARCHITECTURAL STYLE Ranch
HEATING/FUEL Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Level
SALE INCLUDES Water Heater Electric, Water Softener-Rented
FIREPLACE None
EXISTING FINANCING None
PROPOSED FINANCING Cash, Conventional

AMENITIES Ceiling Fan(s), Dryer Hook Up Electric, Split Br Floor Plan
DOCUMENTS AVAILABLE Aerial Photo, LBP Form, Legal Description, Sellers Disclosure, Zoning
FENCE None
LOCATION City/Town/Suburb

Remarks and Directions

Remarks ***Having moved into a Retirement Home, the undersigned will offer at PUBLIC AUCTION the following REAL ESTATE on Tuesday, June 28 @ 5:30pm. There will be two Open House Dates to view the property on Sun. June 12 (1-2) & Mon. June 20 (5-6). <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 1 Story Home sets on 2 Acres having a total of 6 rooms, 3 bedrooms, full bath, kitchen, living room, enclosed front porch. Home is heated by Gas FA furnace and central air. There is also a 24 x 24 detached garage and two small storage buildings, plus a large side yard with garden. The contents of the personal property in the home will also be selling Online Starting Mon. June 6 until Bidding Ends July 5 @ 6:00 pm. ***This property may sell at, above, or below listed price depending on the outcome of the auction bidding.***

Directions to Property South of Downtown Huntington on Salamonie Ave. then Left onto Waterworks Rd. Home in on the right side of road.