



**TYPE/STYLE** Site-Built Home / One and Half Story  
**ROOMS** 6 **AREA** Allen County  
**BEDROOMS** 3 **SUBDIVISION** Green Gables  
**FULL BATHS** 1 **TOWNSHIP** Aboite  
**HALF BATHS** 1 **ELEMENTARY** Aboite  
**APX YEAR BUILT** 1962 **MIDDLE** Summit  
**APX ABOVE GRADE FIN SQFT** 1,580 **HIGH** Homestead  
**APX BELOW GRADE FIN SQFT** 0 **PARCEL #** 02-11-21-428-015.000-075  
**APX BELOW GRADE UNFIN SQFT** 0 **ASSESSED VALUE**  
**APX TOTAL FINISHED SQFT** 1,580 **ANNUAL TAXES** \$1,249.58  
**SELLING PRICE**  
**CLOSING DATE**  
**BBC** 2%

**LEGAL DESCRIPTION**

**Property Features**

<b>ASSOCIATION DUES \$</b>		<b>APX LOT DIMENSIONS</b> 185x100	<b>Garage/# of Cars</b> 2.0
<b>ASSOCIATION DUES FREQ.</b> Not Applicable		<b># ACRES</b> 0.4300	<b>Garage Dim.</b> 26 x 24
<b>OCCUPANCY</b> Occupied		<b>FLOOD PLAIN</b> No	<b>Garage Type</b> Attached
<b>EXTERIOR</b> Vinyl		<b>WATER FRONTAGE</b>	<b># Full Baths Upper</b> 0
<b>ROOF</b> Asphalt		<b>WATERFRONT</b> No	<b># Half Baths Upper</b> 1
<b>FLOORING</b> Carpet, Vinyl		<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> 0
			<b># Half Baths BG</b> 0

**Room Grid**

	<b>LEVEL</b>	<b>DIMENSIONS</b>		<b>LEVEL</b>	<b>DIMENSIONS</b>
Living/Great Rm	Main	14 x 13	1st Bdrm	Main	11 x 14
Dining Rm		x	2nd Bdrm	Upper	16 x 8
Kitchen	Main	19 x 8	3rd Bdrm	Upper	14 x 16
Family Rm	Main	20 x 10	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
		x	Laundry	Main	6 x 3

**ARCHITECTURAL STYLE** Traditional  
**HEATING/FUEL** Baseboard, Radiant  
**COOLING** Window  
**LOT DESCRIPTION** Level  
**SALE INCLUDES** Dishwasher, Refrigerator, Washer, Dryer-Electric, Range  
 -Electric, Water Heater Electric  
**WATER FEATURES** None  
**FIREPLACE** None  
**EXISTING FINANCING** Conventional  
**EXEMPTIONS** Homestead, Mortgage  
**ENERGY EFFICIENT** Windows  
**ENERGY EFFICIENT WIN/DOORS** Double Pane Windows  
**AMENITIES** Ceiling Fan(s), Countertops-Laminate, Dryer Hook Up Electric, Eat  
 -In Kitchen, Garage Door Opener, Landscaped, Patio Open, Porch Open, Range  
 /Oven Hook Up Elec, Tub/Shower Combination, Main Level Bedroom Suite, Main  
 Floor Laundry  
**DOCUMENTS AVAILABLE** Aerial Photo, LBP Form, Legal Description, Sellers  
 Disclosure, Utility Bill Information, Zoning

**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 Thursday, October 13 @ 3:00 pm. There will be two viewing dates held on Sun. Oct. 2 from (1-2) and Sun. Oct. 9 from (1-2). \*\*\* MINIMUM STARTING BID IS \$ 125,000 <<< 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.>>> Prime location less than 5 minutes from Homestead High School. 1.5 story home featuring 3 bedroom and 1.5 baths. Large fenced in backyard with a brick paver patio shaded by mature trees. Plenty of room to garden, enjoy evenings around the firepit or BBQ with friends. Attached 2 car garage with additional, extended parking next to the garage.  
**Directions to Property** Travel South on Homestead Road. Cross Aboite Center Rd and continue past Homestead High School .3 miles. Home will be on the West side of the road.