



TYPE/STYLE Site-Built Home / One Story
ROOMS 6
BEDROOMS 3
FULL BATHS 1
HALF BATHS 0
APX YEAR BUILT 1954
APX ABOVE GRADE FIN SQFT 1,098
APX BELOW GRADE FIN SQFT 998
APX BELOW GRADE UNFIN SQFT 100
APX TOTAL FINISHED SQFT 2,096
SELLING PRICE
CLOSING DATE
BBC 2%

AREA Allen County
SUBDIVISION Kirkwood Park
TOWNSHIP St Joe
ELEMENTARY Forest Park
MIDDLE Lakeside
HIGH North Side
PARCEL # 02-08-30-376-001.000-072
ASSESSED VALUE
ANNUAL TAXES \$1,165.12

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	APX LOT DIMENSIONS 70 X 171	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable	# ACRES 0.2800	Garage Dim. 23 x 24
OCCUPANCY Vacant	FLOOD PLAIN No	Garage Type Detached
EXTERIOR Aluminum	WATER FRONTAGE	# Full Baths Upper 0
ROOF Shingle	WATERFRONT No	# Half Baths Upper 0
FLOORING	LAKE TYPE	# Full Baths Main 1
BASEMENT No	SEWER City	# Half Baths Main 0
		# Full Baths BG 0
		# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	17 x 16	1st Bdrm	Main	13 x 10
Dining Rm		0 x 0	2nd Bdrm	Main	11 x 10
Kitchen	Main	13 x 8	3rd Bdrm	Main	12 x 10
Family Rm		0 x 0	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		0 x 0
		x	Loft		x
		x	Laundry	Basement	x

ARCHITECTURAL STYLE Traditional
HEATING/FUEL Hot Water
COOLING Central Air
LOT DESCRIPTION Corner, Level
SALE INCLUDES Refrigerator, Washer, Dryer-Electric, Range-Electric, Water Heater Electric
FIREPLACE Living/Great Rm

AMENITIES Dryer Hook Up Electric, Garage Door Opener, Natural Woodwork, Range/Oven Hook Up Elec, Washer Hook-Up
FENCE Full, Wood
LOCATION City/Town/Suburb

Remarks and Directions

Remarks This is an ONLINE Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. MINIMUM starting bid is \$72,000. The highest offer will be reviewed Thursday, November 17 after 3:00 pm. There will be 2 Open House dates held on Sunday, November 6 and 13 from (1-2 pm). <<<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.>>> Please visit our website for more information. Charming 3 bedroom/1 bath home! Arched doorways, wood floors in 2 bedrooms. Master bedroom has cedar lined closet and built-in desk. Floor to ceiling storage in bathroom. Spacious finished basement with laundry room. Yard with 6 ft. privacy fence. 2 1/2 car detached garage. With newer Water Heater (Electric), Roof, Replacement Windows, HVAC, Garage Door, and Washer. *No warranty on appliances kept with the home as-is.* ***Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property is LISTED at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.***
Directions to Property Crescent Ave. to Springfield Ave.