



TYPE/STYLE Condo/Villa / One Story
ROOMS 5 **AREA** Allen County
BEDROOMS 2 **SUBDIVISION** Coventry Villas
FULL BATHS 2 **TOWNSHIP** Aboite
HALF BATHS 0 **ELEMENTARY** Haverhill
APX YEAR BUILT 1997 **MIDDLE** Summit
APX ABOVE GRADE FIN SQFT 1,115 **HIGH** Homestead
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 02-11-23-326-011.000-075
APX BELOW GRADE UNFIN SQFT 0 **ASSESSED VALUE**
APX TOTAL FINISHED SQFT 1,115 **ANNUAL TAXES** \$1,532.72
SELLING PRICE
CLOSING DATE
BBC 2%

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	APX LOT DIMENSIONS 0 x 0	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable	# ACRES	Garage Dim. 22 x 20
OCCUPANCY Vacant	FLOOD PLAIN No	Garage Type Attached
EXTERIOR Brick, Vinyl	WATER FRONTAGE	# Full Baths Upper 0
ROOF Asphalt	WATERFRONT No	# Half Baths Upper 0
FLOORING Laminate, Tile	LAKE TYPE	# Full Baths Main 2
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	26 x 13	1st Bdrm	Main	15 x 13
Dining Rm		x	2nd Bdrm	Main	12 x 12
Kitchen	Main	14 x 8	3rd Bdrm		x
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
		x	Laundry	Main	x

ARCHITECTURAL STYLE Duplex **AMENITIES** 1st Bdrm En Suite, Ceiling Fan(s), Closet(s) Walk-in, Dryer Hook
HEATING/FUEL Gas, Forced Air Up Gas/Elec, Garage Door Opener, Landscaped, Main Floor Laundry, Washer
COOLING Central Air Hook-Up
LOT DESCRIPTION Cul-De-Sac
SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Dryer-Gas,
 Range-Electric, Water Heater Gas
FIREPLACE Living/Great Rm, Gas Log

Remarks and Directions

Remarks MLS: 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 \$90,000. The highest offer will be reviewed Wednesday, Nov. 30 after 3:00 pm. There will be 2 Open House dates held on Sunday, Nov. 20 from (1-2 pm) and Monday, Nov. 28 from (5-6 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. Come see this well maintained 2 bedroom, 2 bath condo in desirable Southwest Allen County! With cathedral ceilings and fireplace, this home has had numerous updates over the years, laminate flooring installed in Nov. 2019, flooring in bathrooms and kitchen in Feb. 2018, Furnace & A/C in 2016, Hot Water Heater in June 2019, Garage Door Opener in Jan. 2018, Arched windows in Living room had cellular blinds in Aug. 2021, Ceiling Fans in bedrooms only a few years old and come with remotes, Hardwired Smoke Alarm in March 2016. Roof was also replaced by association not too long ago, exterior painted approx. 2 years ago. Many amenities include a Clubhouse and Association Pool, not to mention being nearby I-69, numerous stores such as Kroger. Appliances in the home stay. There is an ADT security system, buyer would have to continue services for system to stay. *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.***

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