



TYPE/STYLE Site-Built Home / One and Half Story
ROOMS 6 **AREA** Allen County
BEDROOMS 2 **SUBDIVISION** None
FULL BATHS 1 **TOWNSHIP** Adams
HALF BATHS 0 **ELEMENTARY** Southwick
APX YEAR BUILT 1947 **MIDDLE** Paul Harding
APX ABOVE GRADE FIN SQFT 886 **HIGH** New Haven
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 02-13-20-254-020.000-040
APX BELOW GRADE UNFIN SQFT 0 **ASSESSED VALUE**
APX TOTAL FINISHED SQFT 886 **ANNUAL TAXES** \$812.17
SELLING PRICE
CLOSING DATE
BBC 2%

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	APX LOT DIMENSIONS 140 x 150	Garage/# of Cars 1.0
ASSOCIATION DUES FREQ. Not Applicable	# ACRES 0.4800	Garage Dim. 22 x 19
OCCUPANCY Vacant	FLOOD PLAIN No	Garage Type Attached
EXTERIOR Aluminum, Block, Concrete, Wood	WATER FRONTAGE	# Full Baths Upper 0
ROOF Asphalt	WATERFRONT No	# Half Baths Upper 0
FLOORING Carpet, Tile	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	15 x 10	1st Bdrm	Main	11 x 9
Dining Rm		x	2nd Bdrm	Upper	11 x 10
Kitchen	Basement	11 x 8	3rd Bdrm		x
Family Rm		x	4th Bdrm		x
Potential 3rd Be...	Upper	13 x 7	5th Bdrm		x
		x	Den		x
		x	Loft		x
		x	Laundry	Main	22 x 19

ARCHITECTURAL STYLE Cape Cod **AMENITIES** Patio Covered
HEATING/FUEL Gas, Baseboard **FENCE** None
COOLING Window
LOT DESCRIPTION Level
SALE INCLUDES Refrigerator, Washer, Dryer-Electric, Range-Gas
FIREPLACE None

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 \$25,000. The highest offer will be reviewed Thursday, December 22 after 3:00 pm. There will be 2 Open House dates held on Monday, December 5 from (5-6 pm) and Sunday, December 11 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. Come see this 2 bed, 1 bath home that is full of potential! The home is located on a 0.48 acre corner lot. On the main floor you'll find 1 bedroom, a den, the laundry, and the bathroom. Upstairs has a 2nd bedroom with an additional room that could be a possible 3rd bedroom. This home features an oversized 1 car attached garage with plenty of work space and storage. Outside, you can enjoy a quiet morning on your covered back porch. The large yard space gives you plenty of opportunities for more landscaping or a garden. There is a storage shed behind the home as well. *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 Take Wayne Trace Turn on E. Fleming Ave