



TYPE/STYLE Site-Built Home / Two Story
ROOMS 9
BEDROOMS 3
FULL BATHS 2
HALF BATHS 1
APX YEAR BUILT 1970
APX ABOVE GRADE FIN SQFT 2,339
APX BELOW GRADE FIN SQFT 1,041
APX BELOW GRADE UNFIN SQFT 336
APX TOTAL FINISHED SQFT 3,380
SELLING PRICE
CLOSING DATE
BBC 2%

AREA Allen County
SUBDIVISION Forest Ridge Estates
TOWNSHIP Aboite
ELEMENTARY Lafayette Meadow
MIDDLE Summit
HIGH Homestead
PARCEL # 02-11-27-304-011.000-075
ASSESSED VALUE
ANNUAL TAXES \$2,491.76

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	APX LOT DIMENSIONS 148 x 194 x 142 x 192	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable	# ACRES 0.6900	Garage Dim. 23 x 21
OCCUPANCY	FLOOD PLAIN No	Garage Type Attached
EXTERIOR Aluminum, Brick	WATER FRONTAGE	# Full Baths Upper 2
ROOF Asphalt	WATERFRONT No	# Half Baths Upper 0
FLOORING Carpet, Tile	LAKE TYPE	# Full Baths Main 0
BASEMENT Yes	SEWER City	# Half Baths Main 1
		# Full Baths BG 0
		# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	18 x 12	1st Bdrm	Upper	16 x 14
Dining Rm	Main	19 x 10	2nd Bdrm	Upper	13 x 9
Kitchen	Main	13 x 12	3rd Bdrm	Upper	13 x 10
Family Rm	Main	22 x 13	4th Bdrm		x
Basement Play ...	Basement	14 x 10	5th Bdrm		x
Basement Living...	Basement	33 x 23	Den		19 x 10
Utility Room	Basement	24 x 14	Loft		x
		x	Laundry	Main	9 x 8

HEATING/FUEL Gas, Forced Air

COOLING Central Air

LOT DESCRIPTION Level

SALE INCLUDES Dishwasher, Microwave, Refrigerator, Range-Gas

FIREPLACE Family Rm, Gas Log

AMENITIES 1st Bdrm En Suite, Dryer Hook Up Electric, Foyer Entry, Jet Tub, Range/Oven Hook Up Gas, Stand Up Shower, Tub and Separate Shower, Tub /Shower Combination, Main Floor Laundry, Washer Hook-Up

FENCE 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 \$200,000. The highest offer will be reviewed Wednesday, March 8 after 3:00 pm. There will be 2 Open House dates held on both Sunday, Feb. 26 and March 5 from 1:00-2:00 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. This home is located in Forest Ridge Estates in Aboite Township, Southwest Allen County. This home is sitting on a large wooded lot. Some features are 3 levels, 9 rooms, 3 bedrooms, 2½ baths and has over 3,600 sq. ft. of usable space. This home includes a master suite with 2 walk in closets, whirlpool tub, separate 5 ft. shower area and separate vanity areas. On the main level is a large entryway with open stairway. Off the entryway you will find the living room through double French doors. There is an oversized kitchen with custom cabinets and a large separate dining area. The wood floor den with a view over the wooded lot has a gas fireplace. In the lower level is a large family room, home office area, a workshop and storage room. Updates include 2 stage gas furnace, AC unit, complete roof tear off in Oct. 2022, plus 75% of the windows have been replaced by Window Doors and More. Possession at closing. Special financing options available with this auction - call for details! *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 Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2022 IRMLS. All Rights Reserved.