



TYPE/STYLE Site-Built Home / One Story
ROOMS 8
BEDROOMS 3
FULL BATHS 2
HALF BATHS 0
APX YEAR BUILT 1957
APX ABOVE GRADE FIN SQFT 1,651
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQFT 0
APX TOTAL FINISHED SQFT 1,651
SELLING PRICE
CLOSING DATE
BBC 2%

AREA Allen County
SUBDIVISION Colonial Park
TOWNSHIP St Joe
ELEMENTARY Holland
MIDDLE Jefferson
HIGH Northrop
PARCEL # 02-07-13-478-006.000-072
ASSESSED VALUE
ANNUAL TAXES \$871.76

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	APX LOT DIMENSIONS 98 x 196	Garage/# of Cars 1.0
ASSOCIATION DUES FREQ. Not Applicable	# ACRES 0.4400	Garage Dim. 21 x 11
OCCUPANCY Vacant	FLOOD PLAIN No	Garage Type Attached
EXTERIOR Brick, Vinyl	WATER FRONTAGE	# Full Baths Upper 0
ROOF Shingle	WATERFRONT No	# Half Baths Upper 0
FLOORING	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	22 x 15	1st Bdrm	Main	15 x 11
Dining Rm	Main	9 x 8	2nd Bdrm	Main	12 x 11
Kitchen	Main	13 x 11	3rd Bdrm	Main	12 x 11
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den	Main	14 x 13
		x	Loft		x
Enclosed Sunroom	Main	20 x 10	Laundry	Main	8 x 7

HEATING/FUEL Electric, Baseboard
COOLING Central Air
LOT DESCRIPTION Level
FIREPLACE Living/Great Rm

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 \$75,000. The highest offer will be reviewed Thursday, March 30 after 3:00 pm. There will be 2 Open House dates held on Sunday, March 19 and 26 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. Come see this charming 1,651 sq. ft. ranch on 0.44 acre lot in NE Fort Wayne! This home has 3 bedrooms and 2 full baths with original built-in cabinetry and shelving throughout, plus a cozy fireplace in the living room. There is a den that can be used as a 4th bedroom or perfect for an office! The kitchen cabinets go up to the ceiling for lots of pantry space. The laundry is conveniently located next to the master bedroom and bathroom. The 1-car garage features a wall of cabinets for plenty of safe, easy storage use. There is an enclosed porch/sunroom that leads to a patio space - great for enjoying the spacious backyard with a lovely garden and 11-foot outdoor shed. *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 Follow N Clinton St to Colony Dr

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