



TYPE/STYLE Site-Built Home / One Story
ROOMS 6 **AREA** Wabash County
BEDROOMS 3 **SUBDIVISION** None
FULL BATHS 1 **TOWNSHIP** Noble
HALF BATHS 0 **ELEMENTARY** Metro North/Sharp Creek
APX YEAR BUILT 1920 **MIDDLE** Northfield
APX ABOVE GRADE FIN SQFT 1,156 **HIGH** Northfield
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 85-14-05-300-034.000-007
APX BELOW GRADE UNFIN SQFT 289 **ASSESSED VALUE**
APX TOTAL FINISHED SQFT 1,156 **ANNUAL TAXES** \$124.10
SELLING PRICE
CLOSING DATE
BBC 2%

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	APX LOT DIMENSIONS 130 x 360	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable	# ACRES 0.9600	Garage Dim. 26 x 26
OCCUPANCY Vacant Go and Show	FLOOD PLAIN No	Garage Type Detached
EXTERIOR Vinyl	WATER FRONTAGE	# Full Baths Upper 0
ROOF Asphalt	WATERFRONT No	# Half Baths Upper 0
FLOORING Carpet, Vinyl	LAKE TYPE	# Full Baths Main 1
BASEMENT Yes	SEWER Septic	# Half Baths Main 0
		# Full Baths BG 0
		# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	21 x 11	1st Bdrm	Main	12 x 10
Dining Rm		x	2nd Bdrm	Main	11 x 9
Kitchen	Main	12 x 27	3rd Bdrm	Main	9 x 9
Family Rm	Main	12 x 11	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
		x	Laundry	Main	x

ARCHITECTURAL STYLE Ranch	EXEMPTIONS Homestead, Vet
HEATING/FUEL Gas, Forced Air	ENERGY EFFICIENT Doors, HVAC
COOLING Central Air	HVAC HVAC (13 Seer)
LOT DESCRIPTION Slope	ENRGY EFFCNT WIN/DOORS Double Pane Windows, Storm Doors
SALE INCLUDES Window Treatments, Water Heater Electric	AMENITIES Attic-Walk-up, Countertops-Laminate, Deck Open, Dryer Hook Up
FIREPLACE Family Rm, Gas Log	Electric, Eat-In Kitchen, Porch Covered, Range/Oven Hook Up Elec, Tub/Shower
EXISTING FINANCING None	Combination, Workshop, Main Floor Laundry, Washer Hook-Up
PROPOSED FINANCING Cash, Conventional	DOCUMENTS AVAILABLE Aerial Photo, LBP Form, Legal Description, Sellers
	Disclosure, Utility Bill Information, Zoning

Remarks and Directions

Remarks ***Seller of this property is Downsizing and will be offering at LIVE public auction the real estate on Tuesday, May 23 @ 5:30 pm. There will be Two Open house dates to view the property, Sun. May 14 (1-2) and Sun. May 21 (1-2). The Personal Property Contents of the home will be offered ONLINE starting May 10th until bidding ends Wed. May 24 @ 6pm. *** This 3 bedroom, 1 bath, 1156 sq. ft. ranch home has a 2 car detached garage with additional 2 car detached garage and separate storage shed. Home sits on peaceful setting of almost an Acre of property. Gas fireplace, Pella casement windows, leaded glass entry door, warm and welcoming covered front porch and exterior. This home has a partial unfinished basement, large eat in kitchen.

Directions to Property US 24 W to W 100 S/Farr Pike. Turn Right onto Farr Pike. Continue 1.7 miles. Home will be on your right.