



**TYPE/STYLE** Condo/Villa / Detached  
**ROOMS** 13  
**BEDROOMS** 3  
**FULL BATHS** 3  
**HALF BATHS** 0  
**APX YEAR BUILT** 1996  
**APX ABOVE GRADE FIN SQFT** 1,806  
**APX BELOW GRADE FIN SQFT** 1,550  
**APX BELOW GRADE UNFIN SQ...** 238  
**APX TOTAL FINISHED SQFT** 3,356

**AUCTION RESERVE PRIC...**  
**AREA** Allen County  
**SUBDIVISION** Autumn Ridge Villas  
**TOWNSHIP** Perry  
**ELEMENTARY** Perry Hill  
**MIDDLE** Maple Creek  
**HIGH** Carroll  
**DAYS ON MARKET** 0

**APX LOT DIMENSIONS** 80x130x76x130

**# ACRES**

**WATER FRONTAGE**

**ASSESSED VALUE**

**ANNUAL TAXES** \$2,581.88

**LEGAL DESCRIPTION**

**PARCEL #** 02-02-35-154-008.000-057

**ZONING**

**EXEMPTIONS**

**FLOOD PLAIN** No

**ZONING DESC**

**ASSOCIATION DUES \$**

**ASSOCIATION DUES FREQUENCY** Not Applicable

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	24 x 15	1st Bdrm	Main	15 x 13
Dining Rm	Main	11 x 13	2nd Bdrm	Main	12 x 14
Kitchen	Main	11 x 13	3rd Bdrm	Basement	11 x 13
Family Rm	Basement	30 x 15	4th Bdrm		x
Craft Room	Basement	19 x 13	5th Bdrm		x
Storage Room	Basement	8 x 13	Den		x
Storage Room	Basement	10 x 10	Loft		x
		x	Laundry	Main	5 x 6

**# Full Baths BG** 1

**# Full Baths Main** 2

**# Full Baths Upper** 0

**# Half Baths BG** 0

**# Half Baths M...** 0

**# Half Baths Upper** 0

**BASEMENT/FOUNDATION** Full Basement

**HEATING/FUEL** Gas

**COOLING** Central Air

**LOT DESCRIPTION** Golf Frontage, Water View

**EXTERIOR** Brick, Wood

**SALE INCLUDES** Water Softener-Owned

**FIREPLACE** Living/Great Rm, Gas Log

**ENERGY EFFICIENT** HVAC

**HVAC** High Efficiency Furnace

**AMENITIES** Alarm System-Security, Ceiling Fan(s), Disposal, Dryer Hook Up Gas/Elec, Jet Tub, Skylight(s), Split Br Floor Plan

**COMMON AMENITIES** Golf Course

**ROOF MATERIAL** Asphalt

**FLOORING** Carpet, Ceramic Tile

**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 \$250,000. The highest offer will be reviewed Thursday, May 18 after 3:00 pm. There will be 2 Open House dates held on Sunday, May 7 and 14 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 beautiful two-story home with natural light throughout and vaulted ceilings, located in highly sought after NACS school district. From the entryway there is a large living room with a gas fireplace and built-ins. Off the dining room you can walk out onto the raised wood deck with stairs to the yard. On the main level is the master bedroom with window seating. The attached master bath has dual vanities, a corner jet tub, and large skylight window. Head downstairs to see the spacious family room with bar area, a bedroom, bathroom, storage space, and sliding doors leading directly to the backyard patio. \*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.\*\*\*

**Agent Remarks**

**Directions to Property** I69 to Dupont Road. North on Auburn Road. Left on

**BUYER/BROKER COMM** 2%

**VARIABLE RATE** No

**REO** No

**OWNER NAME**

**OCCUPANCY**

**POSSESSION** DOC

**SHOWING INSTRUCTIONS**

**PENDING DATE**

**DISPLAY ON INTERN...** Yes

**DISPLAY ADDRESS** Yes

**ALLOW AVM** Yes

**ALLOW COMMENTS** Yes

**OFFICE NAME** Ness Bros. Realtors & Auctioneers

**LISTING AGENT** J. Kyle Ness

**MAIN** Off: 260-459-3911

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