



TYPE/STYLE Condo/Villa / One Story
ROOMS 7 **AREA** Allen County
BEDROOMS 3 **SUBDIVISION** Courtyards of Dawsons Creek
FULL BATHS 2 **TOWNSHIP** Washington
HALF BATHS 0 **ELEMENTARY** Washington
APX YEAR BUILT 2015 **MIDDLE** Shawnee
APX ABOVE GRADE FIN SQFT 1,740 **HIGH** North Side
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 02-07-02-281-002.000-073
APX BELOW GRADE UNFIN SQFT 0 **ASSESSED VALUE**
APX TOTAL FINISHED SQFT 1,740 **ANNUAL TAXES** \$2,721.94
SELLING PRICE
CLOSING DATE
BBC 2 %

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$ \$405.00	APX LOT DIMENSIONS 45 x 121	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Quarterly	# ACRES 0.1800	Garage Dim. 23 x 23
OCCUPANCY Occupied	FLOOD PLAIN No	Garage Type Attached
EXTERIOR Stone, Vinyl	WATER FRONTAGE	# Full Baths Upper 0
ROOF	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	18 x 18	1st Bdrm	Main	14 x 14
Dining Rm	Main	10 x 15	2nd Bdrm	Main	11 x 13
Kitchen	Main	10 x 10	3rd Bdrm	Main	11 x 11
Family Rm		x	4th Bdrm		x
All Season Sun	Main	10 x 18	5th Bdrm		x
		x	Den		10 x 15
		x	Loft		x
		x	Laundry	Main	x

HEATING/FUEL Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Irregular, Level
SALE INCLUDES Dishwasher
PROPOSED FINANCING Cash, Conventional

Remarks and Directions

Remarks This is a Live Onsite Auction. The AUCTION will be held on site at 222 Crossbridge Place Ft. Wayne In.46825, On Tues June 27 @ 5:30. There will be 2 Open House dates held on Sun June 11 & Sun June 18,(1:00 - 2:00). 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 open concept 7 room Ranch Villa built in 2015, consisting of 1786 sq. ft. of living space, 3 bedrooms, 2 baths, attached oversized 2 car garage. Home is pre-wired for a security system and has a lawn sprinkler system. The kitchen has granite counter tops, you will enjoy the open concept to large sun room with a lot of natural sun light. This home has a lot of extra amenities including 9 ft ceilings, crown molding, engineered wood floors in kitchen, dining & sunroom, carpet in family room & bedrooms. The main bedroom has a large walk-in closet, full bath with double vanity and walk in shower. This home is in a 55 plus community. Auctioneer reserves the right to make changes to an auction, to extend, or cancel the auction event. This property is LISTED at ASSESSED VALUE and may sell at, above, or below the listed price depending on the outcome of the auction bidding. PERSONAL PROPERTY, will be offered On-Line, Bidding Ends Wed June 28 @ 6:00, go to nessbros.com to bid.

Directions to Property Turn left or West off of Coldwater Rd. onto E. Till Rd, take right onto Dawsons Creek Blvd, then right at the 1st cross street onto Crossbridge

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