



TYPE/STYLE Site-Built Home / One Story
ROOMS 7
BEDROOMS 3
FULL BATHS 2
HALF BATHS 0
APX YEAR BUILT 1961
APX ABOVE GRADE FIN SQFT 1,608
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQFT 0
APX TOTAL FINISHED SQFT 1,608
SELLING PRICE
CLOSING DATE
BBC 2%

AREA Allen County
SUBDIVISION Greendale
TOWNSHIP St Joe
ELEMENTARY Glenwood Park
MIDDLE Lane
HIGH Snider
PARCEL # 02-08-29-401-019.000-072
ASSESSED VALUE
ANNUAL TAXES \$1,633.00

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$		APX LOT DIMENSIONS 100x190	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable		# ACRES 0.4300	Garage Dim. 22 x 20
OCCUPANCY Vacant		FLOOD PLAIN No	Garage Type Attached
EXTERIOR 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	21 x 12	1st Bdrm	Main	12 x 11
Dining Rm	Main	11 x 9	2nd Bdrm	Main	12 x 10
Kitchen	Main	12 x 11	3rd Bdrm	Main	12 x 10
Family Rm	Main	19 x 12	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		11 x 9
		x	Loft		x
		x	Laundry	Main	6 x 6

HEATING/FUEL Forced Air
COOLING Central Air
LOT DESCRIPTION Level
SALE INCLUDES Cooktop-Electric, Dryer-Electric, Oven-Built-In, Water Heater Electric
FIREPLACE Family Rm

Remarks and Directions

Remarks ***Seller of this property will be offering at LIVE public auction the real estate and personal property on Thursday, July 6 @ 4:30 pm. There will be Two Open house dates to view the property, Sun. June 25 @ 1-2pm and Sun. July 2 @ 1-2pm*** This 3 bedroom 2 bath ranch on large city lot. This home sits on a nicely landscaped lot with mature trees and concrete driveway. The house offers a 2 car attached garage and large 14'x17' screened in back porch area. There is a 8'x10' shed for additional storage. The interior of the house is a blank slate for the next owner to put their design features into action. There has been an electrician hired to make sure all is safe and functioning, a plumber replaced both toilets and replumbed under the sinks in bathrooms. Interior has been repainted a white and all has been cleaned. This house has lots of potential for the next person to make it what they want and bring it up to the style of todays designs. <<< 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.>>>
Directions to Property take Coliseum Dr east to Trier Rd turn left go 3/4 mile to Elwood Dr turn right go 1 block to Dalewood turn right house on right