



TYPE/STYLE Site-Built Home / One Story

ROOMS 7
BEDROOMS 3
FULL BATHS 2
HALF BATHS 1
APX YEAR BUILT 1987
APX ABOVE GRADE FIN SQFT 1,949
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQ... 0
APX TOTAL FINISHED SQFT 1,949

AUCTION RESERVE PRIC...
AREA Allen County
SUBDIVISION Candle Lite Park
TOWNSHIP Aboite
ELEMENTARY Deer Ridge
MIDDLE Woodside
HIGH Homestead
DAYS ON MARKET 0

APX LOT DIMENSIONS 108 x 112

ACRES 0.2800

WATER FRONTAGE

ASSESSED VALUE

ANNUAL TAXES \$1,756.19

LEGAL DESCRIPTION

PARCEL # 02-11-10-433-008.000-075

ZONING

EXEMPTIONS

FLOOD PLAIN No

ZONING DESC

ASSOCIATION DUES \$

ASSOCIATION DUES FREQUENCY Not Applicable

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	18 x 16	1st Bdrm	Main	16 x 13
Dining Rm	Main	13 x 9	2nd Bdrm	Main	12 x 11
Kitchen	Main	13 x 12	3rd Bdrm	Main	11 x 11
Family Rm	Main	16 x 15	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
		x	Laundry	Main	9 x 5

Full Baths BG 0

Full Baths Main 2

Full Baths Upper 0

Half Baths BG 0

Half Baths M... 1

Half Baths Upper 0

BASEMENT/FOUNDATION Slab

ARCHITECTURAL STYLE Ranch

HEATING/FUEL Gas, Forced Air

COOLING Central Air

LOT DESCRIPTION Level

EXTERIOR Stone, Wood

FIREPLACE Living/Great Rm, Gas Log

AMENITIES 1st Bdrm En Suite, Ceiling Fan(s), Ceilings-Vaulted, Central Vacuum System, Closet(s) Walk-in, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Jet Tub, Patio Open, Range/Oven Hook Up Elec, Skylight(s), Stand Up Shower, Tub and Separate Shower, Main Level Bedroom Suite, Formal Dining Room, Main Floor Laundry, Washer Hook-Up

FENCE None

ROOF MATERIAL Asphalt

LOCATION City/Town/Suburb

FLOORING Carpet, Laminate, 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 \$120,000. The highest offer will be reviewed Thursday, July 6 after 3:00 pm. There will be 2 Open House dates held on Monday, June 26 from 5 – 6 pm and Sunday, July 2 from 1 – 2 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. You won't be disappointed! This is a MUST SEE 3 bed, 2.5 bath ranch home located in the highly sought after SWAC district. This well-maintained home boasts an oversized entryway to the great room full of natural light from skylight windows and a cozy fireplace for wintertime. The additional sitting room off the great room creates an inviting and spacious atmosphere. The master suite features a jetted tub, a walk-in shower, and a walk-in closet. The backyard boasts a serene space to unwind and immerse yourself in the tranquil beauty of the yard - a perfect complement to the home. The home is equipped with a central vac system and an attached 2-car garage. Don't miss the opportunity to make this home yours! *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 From Covington Rd Turn right onto Candlewick Dr Destination will be on the left

BUYER/BROKER COMM 2%

VARIABLE RATE No

REO No

OWNER NAME

OCCUPANCY Vacant

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

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