



TYPE/STYLE Site-Built Home / One Story
ROOMS 6 **AREA** Marion County
BEDROOMS 3 **SUBDIVISION** None
FULL BATHS 1 **TOWNSHIP** Wayne
HALF BATHS 0 **ELEMENTARY** Meredith Nicholson
APX YEAR BUILT 1962 **MIDDLE** Northwest
APX ABOVE GRADE FIN SQFT 1,044 **HIGH** Northwest
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 49-05-24-122-015.000-901
APX BELOW GRADE UNFIN SQFT 0 **ASSESSED VALUE**
APX TOTAL FINISHED SQFT 1,044 **ANNUAL TAXES** \$1,074.86
SELLING PRICE
CLOSING DATE
BBC 2%

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$		APX LOT DIMENSIONS 65 x 105	Garage/# of Cars 1.0
ASSOCIATION DUES FREQ. Not Applicable		# ACRES 0.1500	Garage Dim. 29 x 12
OCCUPANCY Occupied		FLOOD PLAIN No	Garage Type Attached
EXTERIOR Vinyl		WATER FRONTAGE	# Full Baths Upper 0
ROOF Asphalt		WATERFRONT No	# Half Baths Upper 0
FLOORING Laminate		LAKE TYPE	# Full Baths Main 1
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	19 x 12	1st Bdrm	Main	13 x 9
Dining Rm		x	2nd Bdrm	Main	12 x 9
Kitchen	Main	15 x 14	3rd Bdrm	Main	10 x 8
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
		x	Laundry	Main	3 x 6

ARCHITECTURAL STYLE Ranch
HEATING/FUEL Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Slope
SALE INCLUDES Dishwasher, Microwave, Refrigerator
FIREPLACE Living/Great Rm
EXISTING FINANCING Conventional
PROPOSED FINANCING Cash, Conventional, FHA, USDA, VA
EXEMPTIONS No Exemptions
ENERGY EFFICIENT Doors, Windows
ENRGY EFFCNT WIN/DOORS Double Pane Windows, Insulated Doors, Storm Doors
AMENITIES Breakfast Bar, Countertops-Stone, Deck Open, Detector-Smoke, Dryer Hook Up Electric, Garage Door Opener, Kitchen Island, Porch Open, Range/Oven Hook Up Elec, Tub/Shower Combination, Main Floor Laundry, Washer Hook-Up
DOCUMENTS AVAILABLE Aerial Photo, LBP Form, Legal Description, Sellers

Remarks and Directions

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 \$75,000. The highest offer will be reviewed Wednesday, September 13 after 3:00 pm. There will be 2 Open House dates held on Sun. August 27 (4-5pm) and Sun. Sept. 10 (4-5pm). <<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.>> This home offers 3 bedrooms and 1 bathroom. The home has been updated with a newer kitchen, paint and flooring throughout the floor plan. The 1 car attached garage gives the new owner a place to keep their car out of the bad weather. The fenced back yard will keep in or out pets and children. The back deck allows for a place to entertain. all spring, summer and fall. The fireplace can be cozy place to sit around during the winter months.
Directions to Property From Indianapolis Hwy 465 go East on 38th St. then turn South onto N. High School Rd. then East on W 34th St to Entrance of Subdivision (north) onto Patton Drive. Home is on the left.