



TYPE/STYLE Site-Built Home / One Story
ROOMS 0
BEDROOMS 3
FULL BATHS 2
HALF BATHS 0
APX YEAR BUILT 2019
APX ABOVE GRADE FIN SQFT 1,605
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQFT 0
APX TOTAL FINISHED SQFT 1,605
SELLING PRICE
CLOSING DATE
BBC 2%

AREA Allen County
SUBDIVISION Sycamore Lakes
TOWNSHIP Aboite
ELEMENTARY Whispering Meadows
MIDDLE Woodside
HIGH Homestead
PARCEL # 02-11-02-226-003.000-038
ASSESSED VALUE
ANNUAL TAXES \$1,721.00

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$		APX LOT DIMENSIONS 77x130	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable		# ACRES 0.2300	Garage Dim. 21 x 22
OCCUPANCY Vacant		FLOOD PLAIN No	Garage Type Attached
EXTERIOR Stone, Vinyl		WATER FRONTAGE	# Full Baths Upper 0
ROOF		WATERFRONT Yes	# 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 13	1st Bdrm	Main	14 x 13
Dining Rm	Main	11 x 11	2nd Bdrm	Main	12 x 10
Kitchen	Main	13 x 11	3rd Bdrm	Main	12 x 10
Family Rm		x	4th Bdrm		x
3 season room	Main	11 x 11	5th Bdrm		x
		x	Den		11 x 11
		x	Loft		x
		x	Laundry	Main	7 x 5

HEATING/FUEL Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Level
FIREPLACE Family Rm
PROPOSED FINANCING Cash, Conventional, FHA, VA

Remarks and Directions

Remarks ***Seller of this property will be offering at LIVE public auction the real estate on Saturday, October 7 @ 9:30am. There will be Two open house dates to view the real estate and personal property, Sun. Sept. 24 (1-2) & Sun. Oct. 1 (1-2) The contents of the personal property in the home will also be selling ONLINE Starting Mon. Sept. 25 until Bidding Ends Wed. Oct. 11 @ 6:00 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.>>> This home was built in 2019 and consists of 3 bedrooms, 2 full baths, 2 car attached garage, A 3 season room overlooking the pond. The open concept allows for entertaining for gatherings and parties. The kitchen is modern with hard surface countertops with all appliances included.
Directions to Property Take Scott Rd north to Bass Rd then east to Woodland Pass then turn left on Angelinni Dr. house on left.