



**TYPE/STYLE** Site-Built Home / One Story

**ROOMS** 12

**BEDROOMS** 3

**FULL BATHS** 2

**HALF BATHS** 0

**APX YEAR BUILT** 1992

**APX ABOVE GRADE FIN SQFT** 2,126

**APX BELOW GRADE FIN SQFT** 209

**APX BELOW GRADE UNFIN SQFT** 418

**APX TOTAL FINISHED SQFT** 2,335

**SELLING PRICE**

**CLOSING DATE**

**BBC** 2%

**AREA** Allen County

**SUBDIVISION** Spring Lake

**TOWNSHIP** Cedar Creek

**ELEMENTARY** Cedarville

**MIDDLE** Leo

**HIGH** Leo

**PARCEL #** 02-03-33-153-005.000-042

**ASSESSED VALUE**

**ANNUAL TAXES** \$2,979.88

**LEGAL DESCRIPTION**

**Property Features**

**ASSOCIATION DUES \$** \$200.00

**ASSOCIATION DUES FREQ.** Annually

**OCCUPANCY**

**EXTERIOR** Concrete, Vinyl

**ROOF** Asphalt

**FLOORING** Hardwood Floors, Carpet, Tile

**BASEMENT** Yes

**APX LOT DIMENSIONS** 272x131x422x361

**# ACRES** 1.6800

**FLOOD PLAIN** No

**WATER FRONTAGE**

**WATERFRONT** No

**LAKE TYPE**

**SEWER** Septic

**Garage/# of Cars** 2.0

**Garage Dim.** 24 x 32

**Garage Type** Attached

**# Full Baths Upper** 0

**# Half Baths Upper** 0

**# Full Baths Main** 2

**# 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	13 x 22
Dining Rm	Main	11 x 11	2nd Bdrm	Main	12 x 10
Kitchen	Main	14 x 11	3rd Bdrm	Main	12 x 11
Family Rm	Main	13 x 13	4th Bdrm		x
Sun Room	Main	13 x 11	5th Bdrm		x
		x	Den		x
		x	Loft		x
Basement		11 x 20	Laundry	Main	11 x 5

**HEATING/FUEL** Gas, Forced Air

**COOLING** Central Air

**LOT DESCRIPTION** Level

**SALE INCLUDES** Dishwasher, Refrigerator, Oven-Electric, Range-Electric, Sump Pump, Water Heater Gas, Water Softener-Owned, Window Treatment -Blinds

**FIREPLACE** Living/Great Rm, Gas Log

**AMENITIES** 1st Bdrm En Suite, Attic Pull Down Stairs, Attic Storage, Ceiling Fan(s), Closet(s) Walk-in, Dryer Hook Up Electric, Garage Door Opener, Jet Tub, Generator-Whole House, Kitchen Island, Landscaped, Patio Open, Twin Sink Vanity, Stand Up Shower, Tub and Separate Shower, Formal Dining Room, Main Floor Laundry, Sump Pump

**DOCUMENTS AVAILABLE** LBP Form

**FENCE** None

**LOCATION** Rural

**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 \$215,000. The highest offer will be reviewed Thursday, September 28 after 3:00 pm. There will be 2 Open House dates held on Sunday, September 17 and 24 from 1:00 – 2:00 pm. \*\*\*This property is LISTED at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding. Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event.\*\*\* Come see this beautiful 3 bedroom, 2 bath home that sits on a partially finished basement and over an acre and a half, with plenty of outdoor space for entertaining family and friends. This well-maintained home has carpet, tile, and wood throughout. The master bedroom has a master en suite with a jet tub, standing shower, dual sinks and a large walk-in closet. The living room has tall cathedral ceilings and a gas log fireplace. The formal dining room has built-in cabinets with hard wood flooring. The foyer, featuring ornamental columns, opens to the informal family room/seating area with hanging chandeliers. There is a four-season room (right off the breakfast room/kitchen), which also connects to the master bedroom where you can see the spacious backyard. With an attached 3-car garage and all the beautiful landscaping, this home has great curb appeal. Don't miss out on seeing this gem! \*No warranty on appliances kept with the home in as-is.\*

**Directions to Property** Head North on Maplecrest Rd. past 469, continue NE on St. Joe Rd., turn right onto Wheelock Rd., turn right onto first street  
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