



TYPE/STYLE Site-Built Home / One Story
ROOMS 7
BEDROOMS 3
FULL BATHS 1
HALF BATHS 1
APX YEAR BUILT 1973
APX ABOVE GRADE FIN SQFT 1,462
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQFT 0
APX TOTAL FINISHED SQFT 1,462
SELLING PRICE
CLOSING DATE
BBC 2%

AREA Allen County
SUBDIVISION East Gate / Eastgate
TOWNSHIP St Joe
ELEMENTARY St. Joseph Central
MIDDLE Jefferson
HIGH Northrop
PARCEL # 02-08-22-405-001.000-072
ASSESSED VALUE
ANNUAL TAXES \$1,494.60

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$		APX LOT DIMENSIONS 80 x 141	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable		# ACRES 0.2580	Garage Dim. 24 x 21
OCCUPANCY Vacant		FLOOD PLAIN No	Garage Type Attached
EXTERIOR Vinyl		WATER FRONTAGE	# Full Baths Upper 0
ROOF Shingle		WATERFRONT No	# Half Baths Upper 0
FLOORING Carpet, Tile		LAKE TYPE	# Full Baths Main 1
BASEMENT No		SEWER City	# Half Baths Main 1
			# Full Baths BG 0
			# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	16 x 13	1st Bdrm	Main	15 x 11
Dining Rm		x	2nd Bdrm	Main	12 x 9
Kitchen	Main	13 x 11	3rd Bdrm	Main	9 x 9
Family Rm	Main	17 x 13	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
		x	Laundry	Main	x

ARCHITECTURAL STYLE Ranch
HEATING/FUEL Forced Air
COOLING Central Air
LOT DESCRIPTION Cul-De-Sac
SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Cooktop-Gas, Dryer-Electric, Oven-Gas, Range-Gas, Water Heater Gas
FIREPLACE Family Rm, Wood Burning
EXISTING FINANCING VA
PROPOSED FINANCING Cash, Conventional

EXEMPTIONS Homestead
ENERGY EFFICIENT HVAC
HVAC High Efficiency Furnace
AMENITIES Dryer Hook Up Electric, Eat-In Kitchen, Firepit, Garage Door Opener, Porch Florida, Wiring-Security System, Tub/Shower Combination, Main Level Bedroom Suite, Washer Hook-Up
DOCUMENTS AVAILABLE Legal Description, Sellers Disclosure, Utility Bill Information
FENCE Full, Chain Link

Remarks and Directions

Remarks ***All offers must be submitted ONLINE. The highest offer amount will be available to public (no secret/sealed bids, everything is transparent and visible, all buyers have equal/fair playing field). The highest offer will be reviewed Tuesday, October 3 @ 3:00 pm. There will be two viewing dates held on Sun. Sept. 24 from (1-2) and Sun. Oct. 1 from (1-2). *** MINIMUM STARTING BID IS \$ 100,000 <<< 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 well maintained ranch home is located on a quiet street in a well established neighborhood, yet is minutes away from every amenity Fort Wayne has to offer! Located on a cul-de-sac this 3 bedroom 1.5 bath home offers a large fenced in yard, shed, and attached two car garage. Just imagine yourself this fall watching the leaves change through the many windows in your 3 season room or cozied up next to the wood burning fireplace in the family room. All while enjoying the new furnace and central air unit added in 2021. All appliances will come with the home including the range, refrigerator, dishwasher, microwave, washer, dryer, water heater, and Ring doorbell camera.
Directions to Property East on ST Joe Center RD, South on Lahmyer RD, West onto Basel DR. Take a right on Belvidere and the home is at the end of the Cul-De-Sac.