



TYPE/STYLE Site-Built Home / One and Half Story
ROOMS 7 **AREA** Allen County
BEDROOMS 2 **SUBDIVISION** Fairview Place
FULL BATHS 1 **TOWNSHIP** Wayne
HALF BATHS 1 **ELEMENTARY** Forest Park
APX YEAR BUILT 1925 **MIDDLE** Lakeside
APX ABOVE GRADE FIN SQFT 720 **HIGH** North Side
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 02-12-01-102-009.000-074
APX BELOW GRADE UNFIN SQFT 648 **ASSESSED VALUE**
APX TOTAL FINISHED SQFT 720 **ANNUAL TAXES** \$315.20
SELLING PRICE
CLOSING DATE
BBC 2%

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	APX LOT DIMENSIONS 40X105X40X105	Garage/# of Cars
ASSOCIATION DUES FREQ. Not Applicable	# ACRES 0.1000	Garage Dim. x
OCCUPANCY Vacant	FLOOD PLAIN No	Garage Type
EXTERIOR Vinyl	WATER FRONTAGE	# Full Baths Upper 1
ROOF Asphalt	WATERFRONT No	# Half Baths Upper 0
FLOORING Hardwood Floors, Carpet, Laminate, Tile	LAKE TYPE	# Full Baths Main 0
BASEMENT Yes	SEWER City	# Half Baths Main 1
		# Full Baths BG 0
		# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	12 x 11	1st Bdrm	Upper	13 x 12
Dining Rm		7 x 11	2nd Bdrm	Upper	12 x 12
Kitchen	Main	11 x 11	3rd Bdrm		x
Family Rm	Main	11 x 12	4th Bdrm		x
enclosed back p...	Main	11 x 6	5th Bdrm		x
		x	Den	Main	x
		x	Loft		x
Work room/Stor...	Basement	13 x 8	Laundry	Basement	x

HEATING/FUEL Gas, Forced Air
COOLING Window
LOT DESCRIPTION Level, Rolling, 0-2.9999
SALE INCLUDES Refrigerator, Washer, Dryer-Electric, Range-Electric, Sump Pump
FIREPLACE None
AMENITIES Ceiling Fan(s), Detector-Smoke, Dryer Hook Up Electric, Porch Enclosed, Range/Oven Hook Up Elec, Storm Doors, Stand Up Shower, Sump Pump, Washer Hook-Up
DOCUMENTS AVAILABLE LBP Form, Sellers Disclosure
FENCE Chain Link
LOCATION City/Town/Suburban

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 \$60,000. The highest offer will be reviewed Thursday, October 5 after 3:00 pm. There will be 2 Open House dates held on Sunday, September 24 and October 1 from 1:00 – 2:00 pm. ***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.*** Come and see this great investment opportunity! 2 bed, 1.5 bath in Downtown Fort Wayne close to numerous amenities such as shopping centers, restaurants and more! The kitchen has a built-in cubby, plenty of cabinets, and laminate flooring. There is wood flooring in upstairs bathroom & tile in main level bathroom, and carpet throughout the remainder of the home. The basement has plenty of space for storage as well as a work room/additional storage room. There is an enclosed porch off the back of the house with a fenced-in backyard for entertaining guests. *No warranty on appliances kept with the home as-is.* This is a Pre-Certified Home with 120 Days Warranty provided by the Home Inspection Co. that Seller has provided for the Buyer to view before the auction.

Directions to Property Head east on E Main St toward S Barr St turn left onto Lafayette St/US Hwy 27 N turn right onto Anderson Ave destination will be on the right.

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