



TYPE/STYLE Site-Built Home / One Story
ROOMS 8
BEDROOMS 3
FULL BATHS 3
HALF BATHS 1
APX YEAR BUILT 2005
APX ABOVE GRADE FIN SQFT 2,354
APX BELOW GRADE FIN SQFT 2,120
APX BELOW GRADE UNFIN SQFT 0
APX TOTAL FINISHED SQFT 4,474
SELLING PRICE
CLOSING DATE
BBC 2%

AREA Allen County
SUBDIVISION Azbury Park
TOWNSHIP Lafayette
ELEMENTARY Lafayette Meadow
MIDDLE Summit
HIGH Homestead
PARCEL # 02-16-09-254-002.000-048
ASSESSED VALUE
ANNUAL TAXES \$2,724.26

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$ \$599.00	APX LOT DIMENSIONS 85 x 130	Garage/# of Cars 3.0
ASSOCIATION DUES FREQ. Annually	# ACRES 0.2500	Garage Dim. 33 x 21
OCCUPANCY Occupied 24 Hours Notice	FLOOD PLAIN No	Garage Type Attached
EXTERIOR Brick, Vinyl	WATER FRONTAGE	# Full Baths Upper 0
ROOF	WATERFRONT No	# Half Baths Upper 0
FLOORING	LAKE TYPE	# Full Baths Main 2
BASEMENT Yes	SEWER City	# Half Baths Main 1
		# Full Baths BG 1
		# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	25 x 17	1st Bdrm	Main	16 x 17
Dining Rm	Main	12 x 11	2nd Bdrm	Main	12 x 11
Kitchen	Main	13 x 12	3rd Bdrm	Main	12 x 11
Family Rm		x	4th Bdrm		x
Craft Room	Lower	11 x 9	5th Bdrm		x
Basement Room	Lower	14 x 10	Den		x
		x	Loft		x
		x	Laundry	Main	x

ARCHITECTURAL STYLE Ranch
HEATING/FUEL Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Level
FIREPLACE Living/Great Rm
PROPOSED FINANCING Cash, Conventional

AMENITIES 1st Bdrm En Suite, Deck Open, Disposal, Dryer Hook Up Gas/Elec, Garage Door Opener, Jet/Garden Tub, Irrigation System, Near Walking Trail, Porch Covered, Range/Oven Hook Up Gas, Split Br Floor Plan

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 \$275,000. The highest offer will be reviewed Thursday, October 26 after 3:00 pm. There will be 2 Open House dates held on Sunday, October 15 and 22 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. *** Located in the desirable Azbury Park, this ranch home boasts over 4,000 sq. ft. with a spacious split floor plan and 3-car garage. Off the tiled entryway, glass French doors open to an in-home office. Enjoy the great room with tall ceilings and abundant natural light streaming in through the floor-to-ceiling windows - complete with a double-sided fireplace! In the kitchen you'll find stainless steel appliances, a breakfast bar, gas stove, and dining area with access to the back screened patio/deck. The formal dining room is currently used as a private den. The master bedroom en suite features an oversized soaking tub, walk-in tile shower, and spacious walk-in closet. Designed for entertaining, the LOWER LEVEL offers a kitchenette, full bath, two spare rooms, home theater/family room and a sprawling recreational space. Updated features include: surround sound; sprinkler system; separate heater/AC unit in garage; roof in Sept. 2023; Furnace A/C in July 2018; new stove in Feb. 2022; new fridge in July 2021; a never used back-up water activated sump pump. *No warranty on appliances kept with the home as-is.*

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