



**TYPE/STYLE** Site-Built Home / One Story  
**ROOMS** 6  
**BEDROOMS** 3  
**FULL BATHS** 2  
**HALF BATHS** 0  
**APX YEAR BUILT** 1990  
**APX ABOVE GRADE FIN SQFT** 1,740  
**APX BELOW GRADE FIN SQFT** 0  
**APX BELOW GRADE UNFIN SQFT** 0  
**APX TOTAL FINISHED SQFT** 1,740  
**SELLING PRICE**  
**CLOSING DATE**  
**BBC** 2%

**AREA** Allen County  
**SUBDIVISION** Hearthstone Village  
**TOWNSHIP** Washington  
**ELEMENTARY** Washington Center  
**MIDDLE** Shawnee  
**HIGH** Northrop  
**PARCEL #** 02-07-11-157-022.000-073  
**ASSESSED VALUE**  
**ANNUAL TAXES** \$2,730.82

**LEGAL DESCRIPTION**

**Property Features**

<b>ASSOCIATION DUES \$</b> \$183.00	<b>APX LOT DIMENSIONS</b> 97x157	<b>Garage/# of Cars</b> 3.0
<b>ASSOCIATION DUES FREQ.</b> Annually	<b># ACRES</b> 0.3500	<b>Garage Dim.</b> 33 x 24
<b>OCCUPANCY</b> Vacant	<b>FLOOD PLAIN</b> No	<b>Garage Type</b> Attached
<b>EXTERIOR</b> Brick, Vinyl	<b>WATER FRONTAGE</b>	<b># Full Baths Upper</b> 0
<b>ROOF</b>	<b>WATERFRONT</b> No	<b># Half Baths Upper</b> 0
<b>FLOORING</b>	<b>LAKE TYPE</b>	<b># Full Baths Main</b> 2
<b>BASEMENT</b> No	<b>SEWER</b> City	<b># Half Baths Main</b> 0
		<b># Full Baths BG</b> 0
		<b># Half Baths BG</b> 0

**Room Grid**

	<b>LEVEL</b>	<b>DIMENSIONS</b>		<b>LEVEL</b>	<b>DIMENSIONS</b>
Living/Great Rm	Main	21 x 16	1st Bdrm	Main	16 x 15
Dining Rm	Main	15 x 10	2nd Bdrm	Main	12 x 10
Kitchen	Main	15 x 10	3rd Bdrm	Main	11 x 10
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
		x	Laundry	Main	7 x 7

**ARCHITECTURAL STYLE** Ranch  
**HEATING/FUEL** Gas, Forced Air  
**COOLING** Central Air  
**LOT DESCRIPTION** Level  
**SALE INCLUDES** Dishwasher, Microwave, Water Heater Gas  
**FIREPLACE** Living/Great Rm  
**PROPOSED FINANCING** Cash, Conventional

**AMENITIES** 1st Bdrm En Suite, Alarm System-Security, Ceiling Fan(s), Deck Open, Disposal, Dryer Hook Up Electric, Jet Tub, Near Walking Trail, Porch Screened  
**DOCUMENTS AVAILABLE** Legal Description

**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 \$120,500. The highest offer will be reviewed Thursday, November 9 after 3:00 pm. There will be 2 Open House dates held on Sunday, October 29 and November 5 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 check out this 3 bed, 2 bath ranch home situated on a quiet cul-de-sac where you'll find a blend of classic charm and modern convenience, just minutes away shopping and amenities! Inside you'll find the heart of the home - a spacious living room complete with a cozy fireplace. The master bedroom boasts a cathedral ceiling and an en-suite bathroom with a jetted tub and walk-in shower. Step outside to a screened deck and hot tub, offering a private and serene space for outdoor activities, barbecues, and relaxation. Updates include: furnace & A/C June 2022; roof July 2020; single garage opener April 2017; double garage opener April 2014; new dishwasher Feb 2020. \*No warranty on appliances kept with the home as-is.\*

**Directions to Property** Wallen rd W of Coldwater, Turn S on Hunter Knoll, Right on Fox Orchard, South on Chapel Hill, end of cul-de-sac.