



**TYPE/STYLE** Site-Built Home / One and Half Story  
**ROOMS** 9 **AREA** Allen County  
**BEDROOMS** 3 **SUBDIVISION** Mengersons  
**FULL BATHS** 1 **TOWNSHIP** Wayne  
**HALF BATHS** 0 **ELEMENTARY** Forest Park  
**APX YEAR BUILT** 1917 **MIDDLE** Lakeside  
**APX ABOVE GRADE FIN SQFT** 1,748 **HIGH** North Side  
**APX BELOW GRADE FIN SQFT** 0 **PARCEL #** 02-07-36-156-007.000-074  
**APX BELOW GRADE UNFIN SQFT** 832 **ASSESSED VALUE**  
**APX TOTAL FINISHED SQFT** 1,748 **ANNUAL TAXES** \$2,022.00  
**SELLING PRICE**  
**CLOSING DATE**  
**BBC** 2%

**LEGAL DESCRIPTION**

**Property Features**

<b>ASSOCIATION DUES \$</b>	<b>APX LOT DIMENSIONS</b> 132 x 49	<b>Garage/# of Cars</b> 1.0
<b>ASSOCIATION DUES FREQ.</b> Not Applicable	<b># ACRES</b> 0.1500	<b>Garage Dim.</b> 14 x 24
<b>OCCUPANCY</b> Vacant	<b>FLOOD PLAIN</b> No	<b>Garage Type</b> Detached
<b>EXTERIOR</b> Vinyl	<b>WATER FRONTAGE</b>	<b># Full Baths Upper</b> 0
<b>ROOF</b> Asphalt	<b>WATERFRONT</b> No	<b># Half Baths Upper</b> 0
<b>FLOORING</b> Hardwood Floors, Carpet, Laminate	<b>LAKE TYPE</b>	<b># Full Baths Main</b> 1
<b>BASEMENT</b> Yes	<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	13 x 13	1st Bdrm	Main	12 x 12
Dining Rm		x	2nd Bdrm	Upper	15 x 9
Kitchen	Main	12 x 12	3rd Bdrm	Upper	23 x 16
Family Rm	Main	13 x 13	4th Bdrm		x
Basement Room	Lower	24 x 11	5th Bdrm		x
Basement Room 2	Lower	24 x 18	Den		x
		x	Loft		x
		x	Laundry	Main	13 x 5

**HEATING/FUEL** Gas, Forced Air  
**COOLING** Central Air  
**LOT DESCRIPTION** Level  
**SALE INCLUDES** Refrigerator, Washer, Dryer-Electric, Oven-Built-In, Range-Electric  
**AMENITIES** Ceiling Fan(s), Dryer Hook Up Electric, Patio Open, Range/Oven Hook Up Elec, Main Floor Laundry  
**FENCE** None  
**LOCATION** City/Town/Suburb

**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, November 30 after 3:00 pm. There will be 2 Open House dates held on Sunday, November 19 and 26 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.\*\*\* Come see this two-story home with 3 bedrooms & 1 bath on a full basement located near Northside Park and just minutes from downtown Fort Wayne. Kitchen has an island and lots of cabinets for storage space. The master bedroom and large mudroom with laundry space are on the main level of the home. The upstairs has 2 bedrooms, one with built-in dresser drawers. Carpet throughout the home and hardwood flooring in the master bedroom. The unfinished basement has plenty of space for storage. There is also a detached garage with off-street parking and alley access in the backyard. All this home needs is some TLC - don't miss out on this opportunity! \*No warranty on appliances kept with the home as-is.\* There is a Pre-Certified Home Inspection with 120 Day Warranty provided by the Home Inspection Co. that Seller has provided for review.

**Directions to Property** Heading North on N Clinton St. from downtown Fort Wayne, turn right on E State St., turn left onto Pleasant Ave. (right before the light on Parnell), house is on the right past the stop sign.

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