



# Residential Client Full Detail Report

[Schedule a Showing](#)

Listings as 05/31/2024

Page 1 of 1

Property Type RESIDENTIAL Status Active Auction Yes

<b>MLS #</b> 202419561	1940 Hunters Ridge Drive	Huntington	IN	46750	<b>Status</b> Active	<b>LP</b> \$0	
<b>Area</b>	Huntington County	<b>Parcel ID</b>	35-05-29-100-772.645-005		<b>Type</b>	Site-Built Home	
<b>Sub</b>	Hunters Ridge	<b>Cross Street</b>			<b>Bedrms</b>	3	
<b>Location</b>		<b>Style</b>	Two Story		<b>F Baths</b>	2	
<b>School District</b>	HCS	<b>Elem</b>	Andrews	<b>JrH</b>	Riverview	<b>SrH</b>	Huntington North
<b>Legal Description</b>	014-07726-45 HUNTERS RIDGE SEC II LOT 65						
<b>Directions</b>	Go south on St Rd 9 to 200 N then west to addition entrance. Then turn south and advance up the hill, house is on the						
<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b>	<b>Zoning Description</b>				



**Remarks** The Personal Representative of the Estate will be offering at LIVE public auction the real estate on Saturday, June 29 @ 9:30am. There will be Two Open house dates to view the property, Sun. June 16 (1-2) and Sun. June 23 (1-2). <<< 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.>>> 3 Bedrooms 2.5 Baths with full unfinished basement. The lot slopes from back to front and there's a pond located in rear of home. There is a 2-car attached garage with a pull-down stair system and a sink basin. The home offers a Great room with gas fireplace and a family room off the eat in kitchen area.

Se	Lo	Lot Ac/SF/Dim	0.3000 / 13,068	85x160	Sr	No	Lot Des	Slope			
<b>Township</b>	Huntington	<b>Abv Gd Fin SqFt</b>	1,899	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	1,093	<b>Ttl Fin SqFt</b>	1,899	<b>Year Built</b>	2002
<b>Age</b>	22	<b>New</b>	No	<b>Date Complete</b>		<b>Ext</b>	Brick, Vinyl	<b>Fndtn</b>	Unfinished	<b># Rooms</b>	7
<b>Room Dimensions</b>		<b>Inside City Limits</b>		<b>City Zoning</b>		<b>County</b>		<b>Zoning Description</b>			
<b>DIM</b>	<b>L</b>										
<b>LR</b>	14 x 25	<b>M</b>		<b>Baths</b>	Full	<b>Half</b>		<b>Water</b>	CITY	<b>Dryer Hookup</b>	Gas
<b>D</b>	12 x 8	<b>M</b>		<b>B-Main</b>	0	<b>1</b>		<b>Well</b>		<b>Dryer Hookup</b>	Elec
<b>FR</b>	12 x 19	<b>M</b>		<b>B-Upper</b>	2	<b>0</b>		<b>Sewer</b>	City	<b>Dryer Hook Up</b>	No
<b>KT</b>	12 x 11	<b>M</b>		<b>B-Blw G</b>	0	<b>0</b>		<b>Fuel /</b>	Gas, Forced Air	<b>Disposal</b>	No
<b>B</b>	x			<b>Laundry Rm</b>	Main			<b>Heating</b>		<b>Water Soft-Owned</b>	No
<b>D</b>	x			<b>Laundry L/W</b>	3 x 5			<b>Cooling</b>	Central Air	<b>Water Soft-Rented</b>	No
<b>M</b>	13 x 15	<b>U</b>						<b>Alarm Sys-Sec</b>	No	<b>Alarm Sys-Rent</b>	No
<b>2B</b>	14 x 10	<b>U</b>						<b>Jet/Grdn Tub</b>	No	<b>Fence</b>	No
<b>3B</b>	12 x 11	<b>U</b>						<b>Pool</b>	No	<b>Golf Course</b>	No
<b>4B</b>	x			<b>Garage</b>	2.0	/ Attached	/ 24 x 22 / 528.00	<b>Pool Type</b>		<b>Nr Wlkg Trails</b>	No
<b>5B</b>	x			<b>Outbuilding</b>	None		x	<b>Off Street Pk</b>		<b>Garage Y/N</b>	Yes
<b>R</b>	x			<b>Outbuilding</b>			x	<b>FIREPLACE</b>	Living/Great Rm	<b>Opnr:</b>	No
<b>LF</b>	11 x 10	<b>U</b>		<b>Assn Dues</b>	\$50.00	Annually					
<b>EX</b>	x			<b>Other Fees</b>							
<b>WtrType</b>				<b>Restrictions</b>	Yes						
<b>Water Features</b>		<b>Water</b>		<b>Wtr Name</b>							
		<b>Wtr Frtg</b>		<b>Channel Frtg</b>							
				<b>Lake Type</b>							

**Virtual Tours:**

<b>Auction</b>	Yes	<b>Auction Reserve Price \$</b>		<b>Auction Date</b>	6/29/2024	<b>Auction Time</b>	9:30 A.M.
<b>Auctioneer Name</b>	Andy Eckert		<b>Auctioneer License #</b>	au10700015			
<b>Financing: Proposed</b>	Cash, Conventional		<b>Exemptions</b>				
<b>Annual Taxes</b>	\$1,789.00	<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Possession</b>	day of closing		
<b>List Office</b>	Ness Bros. Realtors & Auctioneers - Off: 260-356-3911						

<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>How Sold</b>		<b>CDOM</b>	0
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>							
<b>BBC</b>	2%								

**Presented by:** Cathy Woodman - Off: 260-356-3911 / Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2024 IRMLS. All Rights Reserved.