

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202423133 3531 W 528 N Huntington IN 46750 Status Active LP \$223,300



Area Huntington County **Parcel ID** 35-05-04-300-094.500-004 **Type** Site-Built Home
Sub Zahm Acres **Cross Street** **Bedrms** 3 **F Baths** 2 **H Baths** 0
Location **Style** One Story
School District HCS **Elem** Flint Springs **JrH** Crestview **SrH** Huntington North
Legal Description 003-00945-00 ZAHM ACRES SUB SEC 2 LOT 44
Directions 1 Mile north of Huntington, In on St Rd 5 to 528 N
Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks The sellers have moved into an Retirement Community and will be offering this property at Live On-Site Auction on Tuesday, July 16 @ 5:30. There will be 2 OPEN HOUSE dates to view the property. Tues. July 2 (5-6) and Sun July 7 (1-2) This all brick ranch home has 1,605 Sq Ft of living space consisting of 3 bedrooms , 2 baths, a large eat in kitchen, formal dining & living room, plus utility room all on the main level. There is a full basement and a large 24 x27 attached garage. Home is heated by LP gas force air heat and central air condition, which was installed in 2018 yr. Home is on a well and is hooked up to city sewer. So come prepared to bid , don't find out that this property sold for a price that you would have gladly given. The LIST PRICE is the ASSESSED VALUE, and the property may sell at, above, or below the listed price depending on the outcome of the auction bidding. All bids on Real Estate is subject to seller's approval.

Se	Lo	Lot Ac/SF/Dim	0.4000 / 17,424	130x80	Sr	No	Lot Des	Corner, Level			
Township	Huntington	Abv Gd Fin SqFt	1,605	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,605	Ttl Fin SqFt	1,605	Year Built	1969
Age	55	New	No	Date Complete	Ext	Brick	Fndtn	Full Basement	# Rooms	7	
Room Dimensions	Inside City Limits	City Zoning	County	Zoning Description							
DIM	L	Baths	Full	Half	Water	WELL	Dryer Hookup Gas	No	Fireplace	No	
LR	12 x 17	M									
D	12 x 13	M	B-Main	2	0	Well	Private	Dryer Hookup Elec	Yes	Guest Qtrs	No
FR	x		B-Upper	0	0	Sewer	City	Dryer Hook Up	No	Split FirPln	No
KT	9 x 13	M	B-Blw G	0	0	Fuel /	Propane, Forced Air, Propane Tank Rented	Disposal	No	Ceiling Fan	Yes
B	11 x 13	M	Laundry Rm	Main		Heating		Water Soft-Owned	Yes	Skylight	No
D	x		Laundry L/W	5 x 6		Cooling	Central Air	Water Soft-Rented	No	ADA Features	No
M	11 x 13	M	AMENITIES	Ceiling Fan(s), Dryer Hook Up Electric				Alarm Sys-Sec	No	Fence	
2B	10 x 12	M						Alarm Sys-Rent	No	Golf Course	No
3B	10 x 10	M						Jet/Grdn Tub	No	Nr Wlkg Trails	No
4B	x		Garage	2.0	/ Attached	/	24 x 27 / 648.00	Pool	No	Garage Y/N	Yes
5B	x		Outbuilding	Shed		8 x 12		Pool Type		Opnr:	No
R	x		Outbuilding			x		Off Street Pk			
LF	x		Assn Dues			Not Applicable		SALE INCLUDES	Dishwasher, Water Softener-Owned		
EX	x		Other Fees								
WtrType			Restrictions								
Water Features			Water					Wtr Name			
				Wtr Frtg				Channel Frtg			
								Lake Type			

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$ Auction Date 7/16/2024 Auction Time 5:30

Auctioneer Name Steve Ness Auctioneer License # AU01029310

Financing: Proposed Cash, Conventional Exemptions Year Taxes Payable 2024

Annual Taxes \$601.00 Is Owner/Seller a Real Estate Licensee No Possession day of closing

List Office Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

Pending Date Closing Date Selling Price How Sold CDOM 1

Ttl Concessions Paid Sold/Concession Remarks

BBC 2%

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

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