

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202425794 575 Phillip Street Huntington IN 46750 Status Active LP \$138,300



Area Huntington County Parcel ID 35-05-10-400-097.800-005 Type Site-Built Home
 Sub College Park Cross Street College St. Bedrms 3 F Baths 1 H Baths 1
 Location Style One Story
 School District HCS Elem Flint Springs JrH Crestview SrH Huntington North
 Legal Description KINTZ ADD LOT 32 & PT VAC ALLEY
 Directions Northside of Huntington, In., North of Division St on College Ave 1 block to Phillip St
 Inside City Limits City Zoning County Zoning Zoning Description

Remarks The seller has moved into a Retirement Community and will be offering at Live On-Site AUCTION the above Real Estate on Tuesday, August 6 @ 5:30. There will be 2 OPEN HOUSE DATES on Thurs. July 25 (5-6) and Sunday, July 28 (1-2). Seller is motivated to sell, so come prepared to buy, don't find out that this property sold for a price that you would have gladly given. <<< 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.>>> This one story Ranch home with 1825 Sq. Ft. of living space, consists 3 bedrooms, 1 1/2 baths, living and dining room , 17 x32 family room with fireplace, plus attached one car garage. ***This property is Listed at assessed value AND may sell at, above, or below listed price depending on the outcome of the auction bidding.***

Se	Lo	32	Lot Ac/SF/Dim	0.2200	/	9,583	70 x 138	Sr	No	Lot Des	Slope		
Township		Huntington		Abv Gd Fin SqFt	1,825	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,825	Year Built	1974
Age	50	New	No	Date Complete	Ext	Vinyl	Fndtn	None			# Rooms	6	
Room Dimensions	Inside City Limits		City Zoning		County		Zoning Description						
DIM	L												
LR	12 x 14	M	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace	Yes	
D	12 x 12	M	B-Main	1	1	Well		Dryer Hookup	Elec	No	Guest Qtrs	No	
FR	17 x 32	M	B-Upper	0	0	Sewer	City	Dryer Hook Up		No	Split FirPln	No	
KT	12 x 15	M	B-Blw G	0	0	Fuel /	Electric, Baseboard	Disposal		No	Ceiling Fan	No	
B	x		Laundry Rm	Main		Heating		Water Soft-Owned		No	Skylight	No	
D	x		Laundry L/W	4 x 5		Cooling	Wall AC	Water Soft-Rented		No	ADA Features	No	
M	12 x 15	M						Alarm Sys-Sec		No	Fence		
2B	10 x 11	M						Alarm Sys-Rent		No	Golf Course	No	
3B	10 x 11	M						Jet/Grdn Tub	No		Nr Wlkg Trails	No	
4B	x		Garage	1.0	/	Attached	/	Pool	No		Garage Y/N	Yes	
5B	x		Outbuilding	Shed		8 x 10		Pool Type			Opnr:	No	
R	x		Outbuilding			x		Off Street Pk	Yes				
LF	x		Assn Dues			Not Applicable		FIREPLACE	Living/Great Rm				
EX	x		Other Fees										
WtrType	Restrictions												
Water Features	Water		Wtr Name		Channel Frtg		Lake Type						
	Wtr Frtg												

Virtual Tours:

Auction Yes Auction Reserve Price \$ Auction Date 8/6/2024 Auction Time 5:30
 Auctioneer Name Steve Ness Auctioneer License # AU01029310
 Financing: Proposed Cash, Conventional Exemptions Year Taxes Payable 2024
 Annual Taxes \$1,218.00 Is Owner/Seller a Real Estate Licensee No Possession DOC
 List Office Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

Pending Date Closing Date Selling Price How Sold CDOM 0
 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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