



<b>TYPE/STYLE</b>	Site-Built Home
<b>ROOMS</b>	7
<b>BEDROOMS</b>	3
<b>FULL BATHS</b>	2
<b>HALF BATHS</b>	0
<b>APX YEAR BUILT</b>	2001
<b>APX ABOVE GRADE FIN SQFT</b>	1,868
<b>APX BELOW GRADE FIN SQFT</b>	0
<b>APX BELOW GRADE UNFIN SQFT</b>	0
<b>APX TOTAL FINISHED SQFT</b>	1,868
<b>SELLING PRICE</b>	
<b>CLOSING DATE</b>	

<b>AREA</b>	Allen County
<b>SUBDIVISION</b>	Lakes at Willow Creek
<b>TOWNSHIP</b>	Perry
<b>ELEMENTARY</b>	Huntertown
<b>MIDDLE</b>	Carroll
<b>HIGH</b>	Carroll
<b>PARCEL #</b>	02-02-08-452-011.000-058
<b>ASSESSED VALUE</b>	
<b>ANNUAL TAXES</b>	\$1,647.00

#### LEGAL DESCRIPTION

#### Property Features

<b>ASSOCIATION DUES \$</b>	\$313.00	<b>APX LOT DIMENSIONS</b>	130X66	<b>Garage/# of Cars</b>	2.0
<b>ASSOCIATION DUES FREQ.</b>	Annually	<b># ACRES</b>	0.1970	<b>Garage Dim.</b>	22 x 20
<b>OCCUPANCY</b>	owner occupied	<b>FLOOD PLAIN</b>	No	<b>Garage Type</b>	Attached
<b>EXTERIOR</b>	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>	Public	<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 15		1st Bdrm	Main
Dining Rm		x		2nd Bdrm	Main
Kitchen	Main	13 x 11		3rd Bdrm	Main
Family Rm		x		4th Bdrm	
Sun Room	Basement	13 x 13		5th Bdrm	
		x		Den	Main
		x		Loft	
		x		Laundry	Main

**HEATING/FUEL** Gas, Forced Air

**COOLING** Central Air

**LOT DESCRIPTION** Level

**SALE INCLUDES** Refrigerator, Range-Electric, Water Softener-Owned

**FIREPLACE** Living/Great Rm

**PROPOSED FINANCING** Conventional

**AMENITIES** Ceiling Fan(s), Disposal, Dryer Hook Up Electric, Garden Tub, Split Br Floor Plan

#### Remarks and Directions

**Remarks** \*\*\*All offers must be submitted via [www.NessBros.com](http://www.NessBros.com) and high offer amount will be available to public (no secret/sealed bids, everything is transparent and visible, all buyers have equal/fair playing field). 2 highest offers will be reviewed July 7 @ 3:00 pm.\*\*\* Picture yourself at home in this 3 bedroom, well maintained ranch in NWA. The split bedroom floor plan will allow your family the space needed to to make this place is the house for you. The Master Suite offers an oasis for you to rest from the day, with a large walk in closet. All bedrooms have sizable closets. The great room offers a fireplace that is perfect for indoor entertaining along with a heated Sun-room. The Deck is just asking to host all of those backyard barbecues. This charming home on a quite street in the Lakes at Willow Creek is ready to have a family move in. This is a Pre-Certified Home with 120 Days Warranty provided by the Home Inspection Co. that Seller has provided for the Buyer to view. \*\*\*Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property may sell at, above, or below listed price depending on the outcome of the auction bidding.\*\*\*

**Directions to Property** Turn East off of SR 3 on W Cedar Canyons Rd, then North into Lakes at Willow Creek.