



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

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

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$ \$313.00	APX LOT DIMENSIONS 130X66	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Annually	# ACRES 0.1970	Garage Dim. 22 x 20
OCCUPANCY owner occupied	FLOOD PLAIN No	Garage Type Attached
EXTERIOR Vinyl	WATER FRONTAGE	# Full Baths Upper 0
ROOF	WATERFRONT No	# Half Baths Upper 0
FLOORING	LAKE TYPE	# Full Baths Main 2
BASEMENT No	SEWER Public	# Half Baths Main 0
		# Full Baths BG 0
		# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	21 x 15	1st Bdrm	Main	15 x 13
Dining Rm		x	2nd Bdrm	Main	12 x 11
Kitchen	Main	13 x 11	3rd Bdrm	Main	12 x 11
Family Rm		x	4th Bdrm		x
Sun Room	Basement	13 x 13	5th Bdrm		x
		x	Den	Main	x
		x	Loft		x
		x	Laundry	Main	x

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 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.