



TYPE/STYLE Site-Built Home / One Story
ROOMS 10 **AREA** Allen County
BEDROOMS 4 **SUBDIVISION** Trierwood Park
FULL BATHS 2 **TOWNSHIP** St Joe
HALF BATHS 1 **ELEMENTARY** Glenwood Park
APX YEAR BUILT 1961 **MIDDLE** Lane
APX ABOVE GRADE FIN SQFT 2,724 **HIGH** Snider
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 02-08-29-429-019.000-072
APX BELOW GRADE UNFIN SQFT 0 **ASSESSED VALUE**
APX TOTAL FINISHED SQFT 2,724 **ANNUAL TAXES** \$1,415.00
SELLING PRICE
CLOSING DATE

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$ \$15.00	APX LOT DIMENSIONS 100x138	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Annually	# ACRES 0.3100	Garage Dim. 20 x 28
OCCUPANCY Vacant	FLOOD PLAIN No	Garage Type Attached
EXTERIOR Vinyl, Wood	WATER FRONTAGE	# Full Baths Upper 0
ROOF	WATERFRONT No	# Half Baths Upper 0
FLOORING	LAKE TYPE	# Full Baths Main 2
BASEMENT No	SEWER City	# Half Baths Main 1
		# Full Baths BG 0
		# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	19 x 12	1st Bdrm	Main	13 x 12
Dining Rm		x	2nd Bdrm	Main	11 x 11
Kitchen	Main	11 x 10	3rd Bdrm	Main	11 x 11
Family Rm	Main	15 x 23	4th Bdrm	Main	11 x 9
		x	5th Bdrm		x
		x	Den	Main	x
		x	Loft		x
		12 x 15	Laundry	Main	5 x 6

HEATING/FUEL Gas, Forced Air **AMENITIES** Ceilings-Vaulted, Garage Door Opener, Main Level Bedroom Suite
COOLING Central Air
LOT DESCRIPTION Partially Wooded
FIREPLACE Living/Great Rm, Wood Burning

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). Two highest offers will be reviewed Wednesday, May 19th @ 3:00 pm. There will be one viewing dates held on Sunday, May 16th from (1-2)*** Walk across the street to Snider High School in this 4 Bed Ranch. Extra large windows and a modern look outside but a cozy warm wooded interior with Vaulted Ceilings, wood burning fireplace, Large Living & Family Rooms, Formal Dining Room, and a Sunporch. The white cabinets, breakfast bar, and stainless appliances make this kitchen pop. With over 2,700+sqft there's plenty of space for a large family who want to make it there own with a little updating. ***Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property is LISTED at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.***
Directions to Property From heading North on Reed Rd. turn left on Fairlawn Pass, property will be on the right.