



**TYPE/STYLE** Site-Built Home / One Story  
**ROOMS** 8 **AREA** Allen County  
**BEDROOMS** 3 **SUBDIVISION** Brentwood Park  
**FULL BATHS** 1 **TOWNSHIP** St Joe  
**HALF BATHS** 1 **ELEMENTARY** Brentwood  
**APX YEAR BUILT** 1960 **MIDDLE** Lakeside  
**APX ABOVE GRADE FIN SQFT** 1,566 **HIGH** North Side  
**APX BELOW GRADE FIN SQFT** 0 **PARCEL #** 02-08-32-130-003.000-072  
**APX BELOW GRADE UNFIN SQFT** 0 **ASSESSED VALUE**  
**APX TOTAL FINISHED SQFT** 1,566 **ANNUAL TAXES** \$432.00  
**SELLING PRICE**  
**CLOSING DATE**

**LEGAL DESCRIPTION**

**Property Features**

|  |  |  |                             |
|--|--|--|-----------------------------|
| <b>ASSOCIATION DUES \$</b>                   |  | <b>APX LOT DIMENSIONS</b> 78x129x61x147x48 | <b>Garage/# of Cars</b> 1.0 |
| <b>ASSOCIATION DUES FREQ.</b> Not Applicable |  | <b># ACRES</b> 0.2775                      | <b>Garage Dim.</b> 22 x 12  |
| <b>OCCUPANCY</b> Vacant                      |  | <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> Asphalt                          |  | <b>WATERFRONT</b> No                       | <b># Half Baths Upper</b> 0 |
| <b>FLOORING</b> Carpet                       |  | <b>LAKE TYPE</b>                           | <b># Full Baths Main</b> 1  |
| <b>BASEMENT</b> No                           |  | <b>SEWER</b> City                          | <b># Half Baths Main</b> 1  |
|  |  |  | <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         | 18 x 14           | 1st Bdrm | Main         | 13 x 10           |
| Dining Rm       | Main         | 10 x 10           | 2nd Bdrm | Main         | 11 x 10           |
| Kitchen         | Main         | 12 x 8            | 3rd Bdrm | Main         | 10 x 9            |
| Family Rm       | Main         | 16 x 13           | 4th Bdrm |              | x                 |
|                 |              | x                 | 5th Bdrm |              | x                 |
|                 |              | x                 | Den      |              | 10 x 10           |
|                 |              | x                 | Loft     |              | x                 |
|                 |              | x                 | Laundry  | Main         | x                 |

**HEATING/FUEL** Gas, Hot Water  
**COOLING** Central Air  
**LOT DESCRIPTION** Corner, Level  
**FIREPLACE** None  
**PROPOSED FINANCING** Cash, Conventional  
**EXEMPTIONS** Homestead, Over 65, Supplemental  
**AMENITIES** Ceiling Fan(s), Dryer Hook Up Electric, Range/Oven Hook Up Elec, Washer Hook-Up  
**DOCUMENTS AVAILABLE** LBP Form  
**FENCE** Chain Link  
**LOCATION** City/Town/Suburb

**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, July 28th @ 3:00 pm. There will be two viewing dates held on Sunday, July 18th from (1-2) and Sunday, July 25th from (1-2).\*\*\* 3 Bed Ranch Home in Brentwood Park needs a little TLC but would be a great started home for a new family or investment opportunity for new renters. There's plenty of space with a Living and Family Rooms, Plus Formal Dining Room with Kitchen. 1 Car Attached Garage and 20x10 Shed with Fenced Back Yard and back deck for outdoor grilling and entertaining as well. \*\*\*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** Head East on E State Blvd., turn left on Sherborne Blvd., turn right on Hastings Rd., continue on Hastings Rd., Home is on corner of Bosworth Dr. & Hastings Rd.