



TYPE/STYLE Site-Built Home / One Story
ROOMS 7
BEDROOMS 3
FULL BATHS 1
HALF BATHS 1
APX YEAR BUILT 1971
APX ABOVE GRADE FIN SQFT 1,387
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQFT 1,134
APX TOTAL FINISHED SQFT 1,387
SELLING PRICE
CLOSING DATE

AREA St. Joseph County
SUBDIVISION Glenn Lees
TOWNSHIP Harris
ELEMENTARY Horizon
MIDDLE Discovery
HIGH Penn
PARCEL # 71-05-16-452-008.000-011
ASSESSED VALUE
ANNUAL TAXES \$1,893.00

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$		APX LOT DIMENSIONS 200 x 238	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable		# ACRES 1.0920	Garage Dim. 21 x 20
OCCUPANCY vacant		FLOOD PLAIN No	Garage Type Attached
EXTERIOR Brick, Vinyl		WATER FRONTAGE	# Full Baths Upper 0
ROOF		WATERFRONT No	# Half Baths Upper 0
FLOORING		LAKE TYPE	# Full Baths Main 1
BASEMENT Yes		SEWER Public	# Half Baths Main 1
			# Full Baths BG 0
			# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	19 x 11	1st Bdrm	Main	13 x 11
Dining Rm	Main	14 x 10	2nd Bdrm	Main	12 x 11
Kitchen	Main	13 x 10	3rd Bdrm	Main	10 x 9
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		14 x 10
		x	Loft		x
		x	Laundry	Basement	8 x 8

ARCHITECTURAL STYLE Ranch
HEATING/FUEL Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Level
SALE INCLUDES Water Heater Gas

AMENITIES Dryer Hook Up Gas, Range/Oven Hook Up Elec

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, October 20 @ 3:00 pm. There will be two viewing dates held on Sun. Oct. 10 from (1-2) and Sunday, October 17 from (1-2). The contents of the personal property in the home will also be selling Online Starting Oct. 12 until Bidding Ends Oct. 27 @ 6:00 pm.*** 3 Bedroom All Brick Ranch with unfinished Basement. Beautiful 1 Acre Lot in Penn HS District with lots of storage in the 2 car attached garage, 31x23 detached garage with electric, plus 20x10 garden shed, plus a hard-wired electric generator. Real Hardwood floors in the Living Room, Formal Dining Room & Bedrooms. The Nook area off the kitchen would make a great future laundry room, which is currently in the basement. The Kitchen and full bath needs someone to finish the floors and make a few updates, and both baths need toilets, then this home will be a charmer ! <<< 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.>>> ***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 South Bend take IN23 North of Toll Rd to Granger, then South on Bittersweet Rd to Anderson Rd, turn left past Sunny