



**TYPE/STYLE** Site-Built Home / One Story  
**ROOMS** 8 **AREA** Allen County  
**BEDROOMS** 3 **SUBDIVISION** Anthony Wayne Village  
**FULL BATHS** 2 **TOWNSHIP** Adams  
**HALF BATHS** 0 **ELEMENTARY** Southwick  
**APX YEAR BUILT** 1960 **MIDDLE** Prince Chapman  
**APX ABOVE GRADE FIN SQFT** 1,568 **HIGH** New Haven  
**APX BELOW GRADE FIN SQFT** 0 **PARCEL #** 02-13-19-427-014.000-070  
**APX BELOW GRADE UNFIN SQFT** 0 **ASSESSED VALUE**  
**APX TOTAL FINISHED SQFT** 1,568 **ANNUAL TAXES** \$2,006.00  
**SELLING PRICE**  
**CLOSING DATE**

**LEGAL DESCRIPTION**

**Property Features**

|  |  |   |                             |
|--|--|---|-----------------------------|
| <b>ASSOCIATION DUES \$</b>                   |  | <b>APX LOT DIMENSIONS</b> 80x120x80x120 | <b>Garage/# of Cars</b> 2.0 |
| <b>ASSOCIATION DUES FREQ.</b> Not Applicable |  | <b># ACRES</b> 0.2204                   | <b>Garage Dim.</b> 16 x 24  |
| <b>OCCUPANCY</b> Occupied.                   |  | <b>FLOOD PLAIN</b> No                   | <b>Garage Type</b> Attached |
| <b>EXTERIOR</b> Brick, 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, Vinyl                |  | <b>LAKE TYPE</b>                        | <b># Full Baths Main</b> 2  |
| <b>BASEMENT</b> No                           |  | <b>SEWER</b> City                       | <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         | 15 x 17           | 1st Bdrm | Main         | 12 x 12           |
| Dining Rm       | Main         | 9 x 10            | 2nd Bdrm | Main         | 11 x 13           |
| Kitchen         | Main         | 4 x 10            | 3rd Bdrm | Main         | 10 x 10           |
| Family Rm       | Main         | 11 x 23           | 4th Bdrm |              | x                 |
|                 |              | x                 | 5th Bdrm |              | x                 |
|                 |              | x                 | Den      |              | 9 x 10            |
|                 |              | x                 | Loft     |              | x                 |
|                 |              | x                 | Laundry  | Main         | 7 x 9             |

**HEATING/FUEL** Gas, Forced Air  
**COOLING** Window  
**LOT DESCRIPTION** Level  
**SALE INCLUDES** Oven-Built-In  
**PROPOSED FINANCING** Cash, Conventional  
**AMENITIES** Ceiling Fan(s), Dryer Hook Up Electric, Garage Door Opener, Patio Open, Stand Up Shower, Main Floor Laundry, Washer Hook-Up  
**DOCUMENTS AVAILABLE** LBP Form, Sellers Disclosure  
**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 Thurs. October 28 @ 3:00 pm. There will be two viewing dates held on Wed. Oct. 20 from (5-6) and Sun. Oct. 24 from (1-2). \*\*\* <<< Special Note: Buyer may bid subject to financing, certain restrictions will apply. >>> This 3 Bedroom Ranch just needs a little TLC and updates to make this a Cozy Charmer! Living Room and Family Room /Potential extra bedroom has all new flooring & newly installed ceiling fan. Eat-in Breakfast nook with Bay Windows in the Galley style Kitchen w/built in range. Fenced Back yard and 2 car garage. There is Hookup for Central Air, but the current unit is broken therefore there are 2 window units for cooling that stay with the home. \*\*\*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 Paulding Rd., turn left onto St. Henry's Ln., turn left onto Shadyoak Dr., then take an immediate right onto Salem Ln., turn left onto Ashcroft Dr., continue onto Christofer Ln., property is on the right.