



**TYPE/STYLE** Condo/Villa / One Story  
**ROOMS** 5 **AREA** Steuben County  
**BEDROOMS** 2 **SUBDIVISION** Whisper Bay  
**FULL BATHS** 2 **TOWNSHIP** Pleasant  
**HALF BATHS** 0 **ELEMENTARY** Carlin Park  
**APX YEAR BUILT** 1994 **MIDDLE** Angola  
**APX ABOVE GRADE FIN SQFT** 1,225 **HIGH** Angola  
**APX BELOW GRADE FIN SQFT** 0 **PARCEL #** 76-06-04-000-025.446-011  
**APX BELOW GRADE UNFIN SQFT** 0 **ASSESSED VALUE**  
**APX TOTAL FINISHED SQFT** 1,225 **ANNUAL TAXES** \$1,943.00  
**SELLING PRICE**  
**CLOSING DATE**

**LEGAL DESCRIPTION**

**Property Features**

<b>ASSOCIATION DUES \$</b> \$226.80	<b>APX LOT DIMENSIONS</b> 6x70x6x70	<b>Garage/# of Cars</b> 1.0
<b>ASSOCIATION DUES FREQ.</b> Monthly	<b># ACRES</b> 0.0091	<b>Garage Dim.</b> 24 x 10
<b>OCCUPANCY</b> Vacant.	<b>FLOOD PLAIN</b> No	<b>Garage Type</b> Detached
<b>EXTERIOR</b> Vinyl	<b>WATER FRONTAGE</b>	<b># Full Baths Upper</b> 0
<b>ROOF</b> Asphalt, Shingle	<b>WATERFRONT</b> No	<b># Half Baths Upper</b> 0
<b>FLOORING</b>	<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	16 x 15	1st Bdrm	Main	13 x 12
Dining Rm	Main	16 x 8	2nd Bdrm	Main	10 x 9
Kitchen	Main	16 x 8	3rd Bdrm		x
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		16 x 8
		x	Loft		x
		x	Laundry	Main	x

**HEATING/FUEL** Gas, Forced Air  
**COOLING** Central Air  
**LOT DESCRIPTION** Water View  
**WATER FEATURES** Boat Docking Rights, Walk to Lake Access  
**FIREPLACE** Living/Great Rm, Electric  
**PROPOSED FINANCING** Cash, Conventional  
**AMENITIES** Ceiling Fan(s), Deck Open, Garage Door Opener, Range/Oven Hook Up Elec, Storm Doors, Main Floor Laundry, Washer Hook-Up  
**DOCUMENTS AVAILABLE** Sellers Disclosure  
**FENCE** None  
**LOCATION** Lake

**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, December 8 @ 3:00 pm. There will be two viewing dates held on Sun. Nov. 28 from (1-2) and Sunday, Dec. 5 from (1-2). MINIMUM STARTING BID IS \$175,000 <<< Special Note: Buyer may bid subject to financing, certain restrictions will apply. >>> This 2 Bed Condo in Whisper Bay sits across from the highly sought after All Sports Lake James with private boat slip on the lake. The condo is on the Lowest Level and boasts a larger floor plan than upper units with 1,225 sqft of living space. The Larger Living room w/gas fireplace and sliding doors opens out to the deck with lake views, plus open concept living with Kitchen sitting bar and eat-in dining area. The master bedroom is larger than other units plus it has a extra large closet, master bath has walk-in shower. There is a 1 car detached garage that boasts an additional upper loft for extra storage and is located on the garages facing the hill, the second to last. A/C & Water Heater Replaced approx. 18 months ago. Common amenities included on the 13 acre complex include heated pool, pavilion, and fire pit for entertaining. Association Dues provide all exterior maintenance, lawn/landscaping care, snow removal, dock installation & removal, and large lot to store trailers & boats. \*\*\*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.\*\*\*