



**TYPE/STYLE** Site-Built Home / One Story  
**ROOMS** 6  
**BEDROOMS** 3  
**FULL BATHS** 1  
**HALF BATHS** 0  
**APX YEAR BUILT** 1957  
**APX ABOVE GRADE FIN SQFT** 912  
**APX BELOW GRADE FIN SQFT** 0  
**APX BELOW GRADE UNFIN SQFT** 912  
**APX TOTAL FINISHED SQFT** 912  
**SELLING PRICE**  
**CLOSING DATE**

**AREA** Elkhart County  
**SUBDIVISION** Foster Place  
**TOWNSHIP** Concord  
**ELEMENTARY** Riverview  
**MIDDLE** Pierre Moran  
**HIGH** Elkhart  
**PARCEL #** 20-06-03-176-007.000-012  
**ASSESSED VALUE** \$96,700.00  
**ANNUAL TAXES** \$2,103.00

## LEGAL DESCRIPTION

## Property Features

<b>ASSOCIATION DUES \$</b>		<b>APX LOT DIMENSIONS</b> 138 x 99	<b>Garage/# of Cars</b> 2.0
<b>ASSOCIATION DUES FREQ.</b> Not Applicable		<b># ACRES</b> 0.3250	<b>Garage Dim.</b> 21 x 21
<b>OCCUPANCY</b> Vacant		<b>FLOOD PLAIN</b> No	<b>Garage Type</b> Detached
<b>EXTERIOR</b> Aluminum		<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> Hardwood Floors, Carpet, Laminate		<b>LAKE TYPE</b>	<b># Full Baths Main</b> 1
<b>BASEMENT</b> Yes		<b>SEWER</b> City	<b># Half Baths Main</b> 0
			<b># Full Baths BG</b> 0
			<b># Half Baths BG</b> 0

## Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	20 x 11	1st Bdrm	Main	19 x 11
Dining Rm		x	2nd Bdrm	Main	13 x 11
Kitchen	Main	10 x 11	3rd Bdrm	Main	9 x 10
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
		x	Laundry	Basement	x

**ARCHITECTURAL STYLE** Bungalow  
**HEATING/FUEL** Forced Air  
**COOLING** Multiple Cooling Units  
**LOT DESCRIPTION** Level  
**SALE INCLUDES** Microwave, Refrigerator, Washer, Dryer-Electric, Oven-Gas, Range-Gas, Water Heater Gas  
**EXEMPTIONS** Homestead, Supplemental  
**HVAC** Ceiling Fan  
**AMENITIES** Dryer Hook Up Gas/Elec, Porch Covered, Range/Oven Hook Up Gas, Storm Doors, Utility Sink, Main Level Bedroom Suite, 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 ONLINE. The highest offer amount will be available to public (no secret/sealed bids, everything is transparent and visible, all buyers have equal/fair playing field). The highest offer will be reviewed Thursday, February 3 @ 3:00 pm. There will be two viewing dates held on Sun. Jan. 23 from (1-2) and Sun. Jan. 30 from (1-2). The contents of the personal property in the home will also be selling Online Starting Jan. 20 until Bidding Ends Feb. 8 @ 6:00 pm.\*\*\* MINIMUM STARTING BID IS \$ 60,000. <<< 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.>>> Cute 3 bedroom, 1 Bath Bungalow with great front porch! Full basement with spacious laundry and utility room. Detached 2 car garage and nice size yard on quiet street. Lots of natural light! \*\*\*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 may sell at, above, or below listed price depending on the outcome of the auction bidding.\*\*\*  
**Directions to Property** Take East Jackson Blvd to Parker Ave.