



TYPE/STYLE Site-Built Home / One Story
ROOMS 6
BEDROOMS 3
FULL BATHS 2
HALF BATHS 1
APX YEAR BUILT 2007
APX ABOVE GRADE FIN SQFT 1,901
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQFT 0
APX TOTAL FINISHED SQFT 1,901
SELLING PRICE
CLOSING DATE
BBC 2%

AREA Allen County
SUBDIVISION Chestnut Hills
TOWNSHIP Aboite
ELEMENTARY Deer Ridge
MIDDLE Woodside
HIGH Homestead
PARCEL # 02-11-05-428-019.000-038
ASSESSED VALUE
ANNUAL TAXES \$2,464.24

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	APX LOT DIMENSIONS 135 x 90	Garage/# of Cars 3.0
ASSOCIATION DUES FREQ. Not Applicable	# ACRES 0.2800	Garage Dim. 35 x 21
OCCUPANCY	FLOOD PLAIN No	Garage Type Attached
EXTERIOR Brick, Cedar	WATER FRONTAGE	# Full Baths Upper 0
ROOF Asphalt	WATERFRONT Yes	# Half Baths Upper 0
FLOORING	LAKE TYPE	# Full Baths Main 2
BASEMENT No	SEWER Public	# Half Baths Main 1
		# Full Baths BG 0
		# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	21 x 15	1st Bdrm	Main	16 x 15
Dining Rm	Main	14 x 14	2nd Bdrm	Main	11 x 11
Kitchen	Main	13 x 11	3rd Bdrm	Main	12 x 11
Family Rm		x	4th Bdrm		x
Sunroom	Main	14 x 14	5th Bdrm		x
		x	Den		14 x 14
		x	Loft		x
		x	Laundry	Main	9 x 7

HEATING/FUEL Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Cul-De-Sac, Waterfront
SALE INCLUDES Dishwasher, Microwave
FIREPLACE Dining Rm, Living/Great Rm

AMENITIES Hot Tub/Spa, Ceiling Fan(s), Dryer Hook Up Gas/Elec, Garage Door Opener, Near Walking Trail, Patio Open, Porch Covered, Range/Oven Hk Up Gas/Elec, Split Br Floor Plan
FENCE None

Remarks and Directions

Remarks This is an ONLINE Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. MINIMUM starting bid is \$200,000. The highest offer will be reviewed Thursday, December 1 after 3:00 pm. There will be 2 Open House dates held on Sunday, November 20 and 27 from (1-2 pm). <<<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.>>> Please visit our website for more information. Highly sought after home in Chestnut Hills! This home is situated on a private cul de sac street and boasts grandeur with no compromise of luxurious features! Gourmet kitchen with granite countertops, updated custom cabinetry with roll out shelves, a double-sided fireplace, hot tub, heated ceiling lights in master bathroom and much more! This home offers grand spaces that seamlessly transition from indoors to outdoors with the added 3 season room that overlooks the pond. Don't miss out on this one! *No warranty on appliances kept with the home as-is.* ***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 Just off Hamilton Road, go straight back, home is on the right.