



TYPE/STYLE Site-Built Home / One Story
ROOMS 7
BEDROOMS 3
FULL BATHS 2
HALF BATHS 0
APX YEAR BUILT 1973
APX ABOVE GRADE FIN SQFT 1,776
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQFT 0
APX TOTAL FINISHED SQFT 1,776
SELLING PRICE
CLOSING DATE
BBC 2%

AREA Allen County
SUBDIVISION Country Side Estates / Country...
TOWNSHIP St Joe
ELEMENTARY Glenwood Park
MIDDLE Blackhawk
HIGH Snider
PARCEL # 02-08-26-305-002.000-072
ASSESSED VALUE
ANNUAL TAXES \$2,016.36

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	APX LOT DIMENSIONS 122 x 70	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable	# ACRES 0.1900	Garage Dim. 22 x 22
OCCUPANCY Vacant	FLOOD PLAIN No	Garage Type Attached
EXTERIOR Vinyl	WATER FRONTAGE	# Full Baths Upper 0
ROOF Asphalt	WATERFRONT No	# Half Baths Upper 0
FLOORING Carpet, Tile, Vinyl	LAKE TYPE	# Full Baths Main 2
BASEMENT No	SEWER City	# Half Baths Main 0
		# Full Baths BG 0
		# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	19 x 14	1st Bdrm	Main	22 x 14
Dining Rm	Main	12 x 9	2nd Bdrm	Main	12 x 10
Kitchen	Main	18 x 9	3rd Bdrm	Main	11 x 11
Family Rm	Main	18 x 12	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		12 x 9
		x	Loft		x
		x	Laundry	Main	x

HEATING/FUEL Gas, Ceiling, Forced Air
COOLING Central Air
LOT DESCRIPTION Level
FIREPLACE Living/Great Rm, Wood Burning
FENCE Partial, Privacy, Wood
LOCATION City/Town/Suburb

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 \$80,000. The highest offer will be reviewed Wednesday, February 18 after 3:00 pm. There will be 2 Open House dates held on Sunday, Jan. 29 and Feb. 5 from 1:00-2:00 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.* **DISCLAIMER: NEW BUYER WILL BE RESPONSIBLE FOR DOING REPAIRS TO MEET NEIGHBORHOOD CODE VIOLATIONS FROM THE CITY OF FORT WAYNE AFTER CLOSING.** (See documents) This 3 Bed, 2 Bath home could be a great opportunity for an investor or handyman. Ranch style home sits on slab and has 2 car attached garage, just needs TLC and it will be ready for its new homeowner. Don't miss out on this opportunity! *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 From Maplecrest Rd. Take St Joe Center Rd and Lahmeyer Rd to Glenoak Pkwy