



**TYPE/STYLE** Site-Built Home / One Story  
**ROOMS** 6  
**BEDROOMS** 3  
**FULL BATHS** 2  
**HALF BATHS** 0  
**APX YEAR BUILT** 1993  
**APX ABOVE GRADE FIN SQFT** 1,198  
**APX BELOW GRADE FIN SQFT** 0  
**APX BELOW GRADE UNFIN SQFT** 0  
**APX TOTAL FINISHED SQFT** 1,198  
**SELLING PRICE**  
**CLOSING DATE**  
**BBC** 2%

**AREA** Allen County  
**SUBDIVISION** Glens of Liberty Mills  
**TOWNSHIP** Aboite  
**ELEMENTARY** Lafayette Meadow  
**MIDDLE** Summit  
**HIGH** Homestead  
**PARCEL #** 02-11-27-103-015.000-075  
**ASSESSED VALUE**  
**ANNUAL TAXES** \$2,462.76

**LEGAL DESCRIPTION**

**Property Features**

<b>ASSOCIATION DUES \$</b>	<b>APX LOT DIMENSIONS</b> 139 x 70 x 143 x 70	<b>Garage/# of Cars</b> 2.0
<b>ASSOCIATION DUES FREQ.</b> Not Applicable	<b># ACRES</b> 0.2300	<b>Garage Dim.</b> 24 x 20
<b>OCCUPANCY</b> Vacant	<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, Tile	<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	17 x 15	1st Bdrm	Main	15 x 11
Dining Rm	Main	11 x 7	2nd Bdrm	Main	11 x 10
Kitchen	Main	11 x 9	3rd Bdrm	Main	11 x 10
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		11 x 7
		x	Loft		x
		x	Laundry	Main	5 x 3

**HEATING/FUEL** Gas, Ceiling, Forced Air  
**COOLING** Central Air  
**LOT DESCRIPTION** Level  
**FIREPLACE** Living/Great Rm, Wood Burning  
**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 \$64,000. The highest offer will be reviewed Thursday, February 9 after 3:00 pm. There will be 2 Open House dates held on Sunday, January 29 and February 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. This 3 Bed, 2 Bath Ranch Style home located in the highly sought after Southwest Allen County, located near numerous amenities is ready for its new homeowner. Large family room with a fireplace and sliding door leading to the backyard, with dining area right off the living room and next to the kitchen. Master bedroom has arched window and master en-suite. Attached garage has shelving for all your outdoor tools to go. There is also a rain barrel so you are able to water your lawn or your flowers. Don't miss out on this beautiful home! \*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** Continue to W Jefferson Blvd Take Aboite Center Rd to Coventry Ln Continue on Coventry Ln to Liberty Mills Rd Turn right onto Liberty Mills Rd Follow Tomahawk Trail and Bent Tree Ln to

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