



TYPE/STYLE Site-Built Home / One Story
ROOMS 5
BEDROOMS 3
FULL BATHS 1
HALF BATHS 0
APX YEAR BUILT 1935
APX ABOVE GRADE FIN SQFT 1,042
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQFT 0
APX TOTAL FINISHED SQFT 1,042
SELLING PRICE
CLOSING DATE
BBC 2%

AREA Allen County
SUBDIVISION Waynedale
TOWNSHIP Wayne
ELEMENTARY Waynedale
MIDDLE Kekionga
HIGH Wayne
PARCEL # 02-12-33-202-027.000-074
ASSESSED VALUE
ANNUAL TAXES \$409.90

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	APX LOT DIMENSIONS 200 x 55	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable	# ACRES 0.2500	Garage Dim. 22 x 26
OCCUPANCY Occupied	FLOOD PLAIN No	Garage Type Detached
EXTERIOR Vinyl	WATER FRONTAGE	# Full Baths Upper 0
ROOF Asphalt	WATERFRONT No	# Half Baths Upper 0
FLOORING Carpet	LAKE TYPE	# Full Baths Main 1
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	18 x 17	1st Bdrm	Main	13 x 12
Dining Rm		x	2nd Bdrm	Main	10 x 10
Kitchen	Main	14 x 10	3rd Bdrm	Main	12 x 7
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
		x	Laundry	Main	x

HEATING/FUEL Gas, Baseboard, Other Heating System
COOLING Window
LOT DESCRIPTION Level
SALE INCLUDES Dishwasher, Refrigerator, Washer, Dryer-Gas, Range-Gas
FIREPLACE None
AMENITIES RV Parking
FENCE Full, Metal

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 \$50,000. The highest offer will be reviewed Thursday, February 16 after 3:00 pm. There will be 2 Open House dates held on both Sunday, February 5 and 12 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. Don't miss out on this 3 bedroom ranch located near Waynedale Park! This home boasts a spacious great room with cathedral ceilings, pellet stove, and 2 sections of fenced in backyard. The large 2-car detached garage is commercially zoned and includes a professional Tuxedo car lift. The heated garage is fully insulated with its own furnace and has a 220v Welder and RV Plug. There is also a 16' by 15' outdoor shed for extra storage! *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 onto Engle Rd Turn right onto Ardmore Ave Turn left onto Lower Huntington Rd Turn right onto Beaty Ave Destination will be on the right