


Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202409758	45 Northway Drive	Huntington	IN 46750	Status Active	LP \$0			
	Area Huntington County	Parcel ID 35-05-09-400-691.700-005	Type Site-Built Home	Sub Northway Place	Cross Street MacGahan	Bedrms 4	F Baths 4	H Baths 2
	Location City/Town/Suburb	Style One and Half Story		School District HCS Elem	Flint Springs	JrH Crestview	SrH Huntington North	
	Legal Description	NORTHWAY PLACE SEC 4 LOTS 84 & 85						
	Directions	West of N. Jefferson St. on MacGahn St. to Northway Dr., thence north to the property						
	Inside City Limits	City Zoning	County Zoning	Zoning Description	Residential			

Remarks The seller has moved into an Retirement Community and will be offering this property at Live On-Site AUCTION on Saturday...April 27 @11:30. There will be 2 OPEN HOUSE dates to view the property. Sunday April 7 & April 14. The Personal Property will be sold at On-Line Auction ending Tue. April 30 @ 6:00 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.>>> This all Brick Custom Built 1 1/2 story Home offers over 6300 sq. ft of living space, having 4-5 bedrooms, 4 full and 2 half baths, and 3 fireplaces. Home has a full finished basement. There is also a 14x16 3 Season Room with 21x15 deck & 14x25 Bonus Room.

Se	Sec	Lo	Lot Ac/SF/Dim	0.6100 / 27,000	180x150	Sr	No	Lot Des	Corner, Level			
Township	Huntington		Abv Gd Fin SqFt	3,656	Below Gd Fin SqFt	2,359	Ttl Below Gd SqFt	2,719	Ttl Fin SqFt	6,015	Year Built	1998
Age	26	New	No	Date Complete	Ext	Brick	Fndtn	Daylight, Full Basement, Finished, Outside	# Rooms	12		
Room Dimensions	Inside City Limits		City Zoning		County		Zoning Description		Residential			
DIM	L											
LR	23 x 20	M	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace	Yes
D	13 x 15	M	B-Main	1	2	Well		Dryer Hookup	Elec	Yes	Guest Qtrs	No
FR	20 x 21	L	B-Upper	2	0	Sewer	City	Dryer Hook Up		No	Split FirPln	No
KT	14 x 16	M	B-Blw G	1	0	Fuel /	Gas, Forced Air, Multiple Heating	Disposal		Yes	Ceiling Fan	Yes
B	11 x 14	M	Laundry Rm	Main		Heating		Water Soft-Owned		Yes	Skylight	Yes
D	13 x 17	M	Laundry L/W	6 x 12		Cooling	Central Air	Water Soft-Rented		No	ADA Features	No
M	16 x 17	M	AMENITIES	Alarm System-Security, Attic Storage, Attic-Walk			Alarm Sys-Sec		Yes		Fence	
2B	13 x 15	U		-up, Breakfast Bar, Built-In Speaker System, Built-In Bookcase,			Alarm Sys-Rent		No		Golf Course	No
3B	11 x 13	U		Built-In Entertainment Ct, Ceiling-Cathedral, Ceiling-Tray,			Jet/Grdn Tub		Yes		Nr Wlkg Trails	No
4B	12 x 13	U	Garage	3.0	/ Attached	/ 30 x 34	/ 1,020.0	Pool		No	Garage Y/N	Yes
5B	x		Outbuilding	None		x		Pool Type			Opnr:	Yes
R	17 x 21	L	Outbuilding			x		Off Street Pk				
LF	x		Assn Dues			Not Applicable		SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Cooktop			
EX	15 x 20	L	Other Fees					-Electric, Oven-Built-In, Water Softener-Owned				
WtrType			Restrictions					FIREPLACE	Den, Family Rm, Living/Great Rm			
Water Features			Water									
			Wtr Frtg					Channel Frtg				
								Lake Type				

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$ Auction Date 4/27/2024 Auction Time 11:30

Auctioneer Name Steve Ness Auctioneer License # AU01029310

Financing: Proposed Cash, Conventional, FHA Exemptions Homestead Year Taxes Payable 2023

Annual Taxes \$6,767.00 Is Owner/Seller a Real Estate Licensee No Possession day of closing

List Office Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

Pending Date Closing Date Selling Price How Sold CDOM 14

Ttl Concessions Paid Sold/Concession Remarks

BBC 2%

Presented by: Cathy Woodman - Off: 260-356-3911 / Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2024 IRMLS. All Rights Reserved.