



TYPE/STYLE Site-Built Home / One Story

ROOMS 7

BEDROOMS 3

FULL BATHS 1

HALF BATHS 1

APX YEAR BUILT 1975

APX ABOVE GRADE FIN SQFT 1,302

APX BELOW GRADE FIN SQFT 0

APX BELOW GRADE UNFIN SQFT 0

APX TOTAL FINISHED SQFT 1,302

SELLING PRICE

CLOSING DATE

BBC 2%

AREA Allen County

SUBDIVISION Green View / Greenview

TOWNSHIP St Joe

ELEMENTARY Shambaugh

MIDDLE Jefferson

HIGH Northrop

PARCEL # 02-08-16-203-003-000-072

ASSESSED VALUE

ANNUAL TAXES \$918.52

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$

ASSOCIATION DUES FREQ. Not Applicable

OCCUPANCY Vacant

EXTERIOR Aluminum

ROOF Asphalt

FLOORING Carpet, Laminate

BASEMENT No

APX LOT DIMENSIONS 48x101x110x99

ACRES 0.1700

FLOOD PLAIN No

WATER FRONTAGE

WATERFRONT No

LAKE TYPE

SEWER City

Garage/# of Cars 2.0

Garage Dim. 20 x 20

Garage Type Attached

Full Baths Upper 0

Half Baths Upper 0

Full Baths Main 1

Half Baths Main 1

Full Baths BG 0

Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	16 x 11	1st Bdrm	Main	13 x 11
Dining Rm	Main	10 x 7	2nd Bdrm	Main	13 x 10
Kitchen	Main	11 x 10	3rd Bdrm	Main	10 x 10
Family Rm	Main	16 x 11	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
		x	Laundry	Main	6 x 5

HEATING/FUEL Gas, Forced Air

COOLING Central Air

LOT DESCRIPTION Level

SALE INCLUDES Washer, Dryer-Electric, Kitchen Exhaust Hood, Oven-Gas, Range-Gas, Water Heater Gas

FIREPLACE Living/Great Rm, Gas Log, One

AMENITIES Attic Pull Down Stairs, Dryer Hook Up Electric, Garage Door Opener, Porch Open, Range/Oven Hk Up Gas/Elec, Storm Doors, Main Floor Laundry, Washer Hook-Up

DOCUMENTS AVAILABLE LBP Form, Sellers Disclosure

FENCE Full, Chain Link

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 \$85,000. The highest offer will be reviewed Thursday, April 11 after 3:00 pm. There will be 2 Open House dates held on Sunday, March 31 and April 7 from 1:00 – 2:00 pm. There is a Pre-Certified Home Inspection with 120 Day Warranty provided by the Home Inspection Co. that Seller has provided for review. *** This property is LISTED at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding. Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. *** Welcome home to this delightful 3 bedroom, 1.5 bath ranch nestled conveniently near shopping, amenities including Shoaff Park, PFW campus, and 469 highway! Step into comfort with an inviting living space boasting ample natural light. Relax and unwind in the tranquility of a large fenced-in backyard, offering plenty of space for outdoor gatherings, as well as extra storage space with the shed. With its convenient location and desirable features, this home is an opportunity not to be missed! New water heater in April 2023. Full bath redone 8 years ago. Shed replaced 10 years ago. *No warranty on appliances kept with the home as-is.*

Directions to Property Getting off I69 head south on Maplecrest Rd., turn right at the first light onto Rothman Rd., turn left onto Denise Dr. (at the curve), then turn left onto Graber Dr, house is second on the right.

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