



TYPE/STYLE Site-Built Home / One Story
ROOMS 8
BEDROOMS 3
FULL BATHS 2
HALF BATHS 0
APX YEAR BUILT 2000
APX ABOVE GRADE FIN SQFT 1,388
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQFT 0
APX TOTAL FINISHED SQFT 1,388
SELLING PRICE
CLOSING DATE
BBC 2%

AREA Allen County
SUBDIVISION Arrow Haven
TOWNSHIP Adams
ELEMENTARY New Haven
MIDDLE New Haven
HIGH New Haven
PARCEL # 02-13-13-155-012.000-041
ASSESSED VALUE
ANNUAL TAXES \$1,969.00

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	APX LOT DIMENSIONS 75x161	Garage/# of Cars 3.0
ASSOCIATION DUES FREQ. Not Applicable	# ACRES 0.2800	Garage Dim. 21 x 32
OCCUPANCY	FLOOD PLAIN No	Garage Type Attached
EXTERIOR Brick, Vinyl	WATER FRONTAGE	# Full Baths Upper 0
ROOF Asphalt	WATERFRONT No	# Half Baths Upper 0
FLOORING Carpet	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	15 x 14
Dining Rm	Main	13 x 7	2nd Bdrm	Main	10 x 10
Kitchen	Main	12 x 10	3rd Bdrm	Main	10 x 10
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
Enclosed Back P...	Main	13 x 11	Laundry	Main	8 x 6

ARCHITECTURAL STYLE Ranch
HEATING/FUEL Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Level
SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Dryer-Electric, Oven-Gas, Range-Gas, Water Heater Gas
FIREPLACE Living/Great Rm, Gas Log, One

EXEMPTIONS Homestead, Over 65
AMENITIES 1st Bdrm En Suite, Ceiling-Tray, Ceiling Fan(s), Closet(s) Walk-in, Detector-Smoke, Disposal, Dryer Hook Up Gas/Elec, Firepit, Garage Door Opener, Jet/Garden Tub, Porch Enclosed, Range/Oven Hk Up Gas/Elec, Split Br Floor Plan, Tub and Separate Shower, Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up
FENCE None
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 \$110,000. The highest offer will be reviewed Thursday, May 16 after 3:00 pm. There will be 2 Open House dates held on Sunday, May 5 from 1:00 – 2:00 pm and Monday, May 13 from 5:00 – 6:00 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. *** Come see this well-maintained, ranch style home with a 3-car garage! The master en-suite has a tray ceiling, a jet tub with a standing shower, and walk-in closet. The split bedroom floor plan leaves the other two bedrooms on the opposite side of the house with a full shower between the two rooms in the hallway. The large living room has a vaulted ceiling, making the room feel very open & spacious, with a brick gas log burning fireplace. Off the living room is the dining room with large windows bringing in ample natural light and the kitchen right next to it with plenty of cabinets, as well as a pantry for storage space. There is a mudroom as soon as you enter from the 3-car garage off to your left. The enclosed back porch has many windows so you can enjoy the backyard scenery. Lastly, the large backyard is great for entertaining friends and family with a fire pit area and a garden bed. Don't miss out on this beautiful home! *No warranty on appliances kept with the home as-is.*

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