


Property Type RESIDENTIAL

Status Active

Auction Yes

<b>MLS #</b> 202508300	1348 N Jefferson Street	Huntington	IN 46750	<b>Status</b> Active	<b>L</b> \$0
	<b>Area</b> Huntington County	<b>Parcel ID</b> 35-05-20-300-102.500-005	<b>Type</b> Site-Built Home		
	<b>Sub</b> Hawley Heights	<b>Cross Street</b>	<b>Bedrms</b> 3	<b>F Baths</b> 2	<b>H Baths</b> 0
	<b>Location</b>	<b>Style</b> One and Half Story			
	<b>School District</b> HCS	<b>Elem</b> Flint Springs	<b>JrH</b> Crestview	<b>SrH</b> Huntington North	
	<b>Legal Description</b> 014-01025-00 JEFFERSON GARDENS LOT 4				
	<b>Directions</b> Take North Jefferson St to 1348 N. Jefferson...property is on the corner of N. Jefferson St and Collins St.				
	<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b>	<b>Zoning Description</b>	

**Remarks** To close out the Francis O'Brien ESTATE....the personal representative is offering the above Real Estate at "LIVE" On-Site AUCTION on Saturday April 12 @ 9:30. There will be 2 OPEN HOUSE Dates to view the home....Sunday March 30 (1-2) and Wednesday April 2 (5-6) Come prepared to buy. Seller is motivated to Sell....Don't find out that this Home Sold for a Price that you would have gladly given. HOME IS IN MOVE IN CONDITION. <<< Special Note: 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 home has been owned by the same owner for many years and has been very well taken care of and is located on a very nice Northside location in Huntington....Close to Downtown, Shopping Center, Schools, Churches, and Huntington University. 1 1/2 Story Home having a total of 7 rooms, 3 bedrooms, 1 1/2 bath, kitchen, living room, Den & dining room, large foyer with open stairs, and a full basement. There is also an attached one car garage, plus storage building, all sitting on a large corner lot with a fence backyard.

Se	Lo	Lot Ac/SF/Dim		0.1600 / 6,970		51x139		Sr	No	Lot Des	Level				
Township	Huntington	Abv Gd Fin SqFt		1,470	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		675	Ttl Fin SqFt		1,470	Year Built	1938
Age	87	New	No	Date Complete		Ext		Vinyl	Fndtn	Partial Basement		# Rooms 7			
Room Dimensions			Inside City Limits			City		County		Zoning Description					
DIM			L												
L	12 x 19	M	Baths	Full	Half	Water	CITY		Dryer Hookup Gas		No	Fireplace		No	
D	10 x 11	M	B-Main	1	0	Well			Dryer Hookup Elec		No	Guest Qtrs		No	
F	x		B-Upper	1	0	Sewer	City		Dryer Hook Up		No	Split Flrpln		No	
K	11 x 11	M	B-Blw G	0	0	Fuel /	Gas, Forced Air		Disposal		No	Ceiling Fan		No	
B	x		Laundry Rm	Lower		Heating			Water Soft-Owned		No	Skylight		No	
D	8 x 10	M	Laundry L/W	x		Cooling	Central Air		Water Soft-Rented		No	ADA Features		No	
M	10 x 11	U								Alarm Sys-Sec		No	Fence		
2	11 x 12	U								Alarm		No	Golf Course		No
3	9 x 15	U								Jet/Grdn Tub		No	Nr Wlkg Trails		No
4	x		Garage	1.0 / Attached		/ 12 x 20 / 240.00		Pool		No	Garage Y/N		Yes		
5	x		Outbuilding	Shed		8 x 12		Pool Type			Opnr:		No		
R	x		Outbuilding			x		Off Street Pk							
LF	x		Assn Dues			Not Applicable									
E	8 x 12	M	Other Fees												
WtrType			Restrictions												
Water Features			Water			Wtr Name									
			Wtr Frtg			Channel Frtg									
			Lake Type												

## Virtual Tours:

**Auction** Yes **Auction Reserve Price \$** **Auction Date** 4/12/2025 **Auction Time** 9:30  
**Auctioneer Name** Steve Ness **Auctioneer License #** AU0102930  
**Financing: Proposed** Conventional **Exemptions** **Year Taxes Payable** 2024  
**Annual Taxes** \$274.00 **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** 0  
**Ttl Concessions Paid** **Sold/Concession Remarks**  
**Seller Concessions Offer Y/N** **Seller Concession Amount \$**

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

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