



TYPE/STYLE Site-Built Home / Two Story
ROOMS 12
BEDROOMS 4
FULL BATHS 2
HALF BATHS 1
APX YEAR BUILT 1987
APX ABOVE GRADE FIN SQFT 2,584
APX BELOW GRADE FIN SQFT 1,092
APX BELOW GRADE UNFIN SQFT 0
APX TOTAL FINISHED SQFT 3,676
SELLING PRICE
CLOSING DATE
BBC 2%

AREA Allen County
SUBDIVISION Covington Place
TOWNSHIP Aboite
ELEMENTARY Deer Ridge
MIDDLE Woodside
HIGH Homestead
PARCEL # 02-11-14-156-008.000-075
ASSESSED VALUE
ANNUAL TAXES \$3,206.50

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$		APX LOT DIMENSIONS 90 x 150	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable		# ACRES 0.3100	Garage Dim. 21 x 21
OCCUPANCY Vacant		FLOOD PLAIN No	Garage Type Attached
EXTERIOR Brick, Wood		WATER FRONTAGE	# Full Baths Upper 2
ROOF Asphalt		WATERFRONT No	# Half Baths Upper 0
FLOORING Carpet, Tile, Vinyl		LAKE TYPE	# Full Baths Main 0
BASEMENT Yes		SEWER City	# Half Baths Main 1
			# Full Baths BG 0
			# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	16 x 13	1st Bdrm	Upper	20 x 13
Dining Rm	Main	13 x 12	2nd Bdrm	Upper	14 x 13
Kitchen	Main	19 x 14	3rd Bdrm	Upper	14 x 12
Family Rm	Main	21 x 13	4th Bdrm	Upper	12 x 11
Basement Room 2	Upper	18 x 12	5th Bdrm		x
		x	Den		13 x 12
		x	Loft		x
Basement Room 1	Basement	20 x 12	Laundry	Main	13 x 12

HEATING/FUEL Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Level
FIREPLACE Family Rm

AMENITIES 1st Bdrm En Suite, Attic Pull Down Stairs, Ceiling Fan(s), Closet(s) Walk-in, Deck Open, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Porch Covered, Range/Oven Hook Up Elec, Twin Sink Vanity, Tub/Shower Combination, Formal Dining Room, 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 \$200,000. The highest offer will be reviewed Thursday, March 16 after 3:00 pm. There will be 2 Open House dates held on Sunday, March 5 & March 12 from 1-2 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. This two-story house with 4 bedrooms and 2½ bathrooms over a spacious basement is conveniently located in Southwest Fort Wayne - close to many amenities! On the first level you'll find a family room, formal dining room, an open kitchen with lots of storage and breakfast nook space, and the living room featuring a vaulted ceiling and tall brick fireplace. There is also a large mudroom that includes a dedicated laundry space with sink, leading into the attached 2-car garage. Head upstairs to see a full bath with double vanity and one of the bedrooms with cathedral ceiling and an arched window. The master bedroom has a walk-in closet and en suite also with a double vanity. In the finished basement are 3 large areas to turn into anything you want. Outside you can enjoy both the front porch and spacious backyard with a deck and stone pathway landscaping. *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.***

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