



TYPE/STYLE Site-Built Home / One Story
ROOMS 13
BEDROOMS 4
FULL BATHS 3
HALF BATHS 1
APX YEAR BUILT 1990
APX ABOVE GRADE FIN SQFT 2,422
APX BELOW GRADE FIN SQFT 1,044
APX BELOW GRADE UNFIN SQFT 994
APX TOTAL FINISHED SQFT 3,466
SELLING PRICE
CLOSING DATE
BBC 2%

AREA Steuben County
SUBDIVISION Country Club Estates
TOWNSHIP Pleasant
ELEMENTARY Carlin Park
MIDDLE Angola
HIGH Angola
PARCEL # 76-06-10-140-109.000-011
ASSESSED VALUE
ANNUAL TAXES \$1,555.02

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	APX LOT DIMENSIONS #1=219x90x177x185; #2=2...	Garage/# of Cars 3.0
ASSOCIATION DUES FREQ. Not Applicable	# ACRES 0.7000	Garage Dim. 38 x 24
OCCUPANCY Vacant	FLOOD PLAIN No	Garage Type Attached
EXTERIOR Brick, Wood	WATER FRONTAGE	# Full Baths Upper 0
ROOF Asphalt	WATERFRONT No	# Half Baths Upper 0
FLOORING Hardwood Floors, Carpet, Tile	LAKE TYPE	# Full Baths Main 2
BASEMENT Yes	SEWER Other	# Half Baths Main 1
		# Full Baths BG 1
		# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	23 x 19	1st Bdrm	Main	16 x 14
Dining Rm	Main	14 x 11	2nd Bdrm	Main	16 x 12
Kitchen	Main	19 x 13	3rd Bdrm	Main	17 x 12
Family Rm	Main	13 x 12	4th Bdrm	Basement	14 x 12
Workshop	Basement	14 x 11	5th Bdrm		x
		x	Den		14 x 11
		x	Loft		x
Storage Room	Basement	40 x 21	Laundry	Main	9 x 7

HEATING/FUEL Gas, Forced Air

COOLING Central Air

LOT DESCRIPTION Slope

SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Dryer-Electric, Range-Electric, Water Filtration System, Water Softener-Owned

FIREPLACE Living/Great Rm

AMENITIES 1st Bdrm En Suite, Built-in Desk, Ceiling Fan(s), Closet(s) Walk-in, Deck Open, Dryer Hook Up Electric, Jet Tub, Kitchen Island, Skylight(s), Stand Up Shower, Tub and Separate Shower, Workshop, Main Level Bedroom Suite, Formal Dining Room, Main Floor Laundry, Washer Hook-Up

FENCE Full, Metal

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 \$250,000. The highest offer will be reviewed Wednesday, March 1 after 3:00 pm. There will be 2 Open House dates held on Sunday, Feb. 19 and 26 from 1:00 - 2:00 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. Please visit our website for more information. Come check out this beautiful 4 bedroom house with 3½ baths and a 3-car garage located down the road from Lake James! The property consists of 2 lots totaling a spacious 0.70 acre. The main level boasts cathedral ceilings with wood beams, hardwood flooring, and lots of natural light. The living room has arched windows and a fireplace with ornate wood carving. In the open kitchen you'll find plenty of storage space, an island with an outlet, and a skylight window above. The laundry room has its own sink with built-in cabinets. Through the master bedroom is an arched doorway leading into the broad en suite with a tile surround tub and walk-in closet. In the basement is additional living space with French doors leading outside and a bedroom with attached full bath. There is also a large area perfect for a studio/workshop or extra storage needs. Out back you can enjoy a new deck put in 2022 overlooking the fenced yard. Don't forget to use the sprinkler system to welcome this spring season! *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

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