



TYPE/STYLE Site-Built Home / Two Story
ROOMS 8
BEDROOMS 3
FULL BATHS 1
HALF BATHS 1
APX YEAR BUILT 1969
APX ABOVE GRADE FIN SQFT 2,128
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQFT 0
APX TOTAL FINISHED SQFT 2,128
SELLING PRICE
CLOSING DATE
BBC 2%

AREA Allen County
SUBDIVISION Southwick Village
TOWNSHIP Adams
ELEMENTARY Southwick
MIDDLE Prince Chapman
HIGH New Haven
PARCEL # 02-13-29-203-017.000-077
ASSESSED VALUE
ANNUAL TAXES \$1,387.00

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	APX LOT DIMENSIONS 71 x 113	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable	# ACRES 0.1800	Garage Dim. 24 x 24
OCCUPANCY Vacant	FLOOD PLAIN No	Garage Type Detached
EXTERIOR Aluminum	WATER FRONTAGE	# Full Baths Upper 0
ROOF Asphalt	WATERFRONT No	# Half Baths Upper 0
FLOORING Carpet, Concrete, Tile	LAKE TYPE	# Full Baths Main 1
BASEMENT No	SEWER City	# Half Baths Main 0
		# Full Baths BG 0
		# Half Baths BG 1

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	17 x 15	1st Bdrm	Main	11 x 10
Dining Rm		x	2nd Bdrm	Main	11 x 10
Kitchen	Main	16 x 11	3rd Bdrm	Main	10 x 9
Family Rm	Lower	26 x 13	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
	Lower	x	Laundry	Lower	13 x 10

ARCHITECTURAL STYLE Other
HEATING/FUEL Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Level
FIREPLACE Family Rm, Wood Burning

AMENITIES Dryer Hook Up Gas/Elec, Eat-In Kitchen, Patio Open, Range/Oven Hook Up Gas, Washer Hook-Up
FENCE Partial, Metal
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 \$69,000. The highest offer will be reviewed Wednesday, April 12 after 3:00 pm. There will be 2 Open House dates held on Sunday, April 2 from 1 – 2 pm and Monday, April 10 from 4 – 5 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. With over 2,000 finished square footage, this property has lots of potential and would make a great home or investment opportunity. New roof on the house and garage added in 2021, plus new siding on the garage! The 3 bedroom, 1½ bathroom home features a fully finished basement with lots of recreational space and a natural gas fireplace. It has a spacious driveway leading to an oversized, detached 2½-car garage. Out back there is a small patio, a garden plot, and gas grill ready to use for summer entertainment. *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.***

Directions to Property From Airport Express way; Continue onto W Paulding Rd; Turn right onto Wayne Trace; Turn right onto Casa Verde Dr