



TYPE/STYLE Site-Built Home / One Story
ROOMS 6
BEDROOMS 3
FULL BATHS 2
HALF BATHS 0
APX YEAR BUILT 1990
APX ABOVE GRADE FIN SQFT 1,740
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQFT 0
APX TOTAL FINISHED SQFT 1,740
SELLING PRICE
CLOSING DATE
BBC 2%

AREA Allen County
SUBDIVISION Hearthstone Village
TOWNSHIP Washington
ELEMENTARY Washington Center
MIDDLE Shawnee
HIGH Northrop
PARCEL # 02-07-11-157-022.000-073
ASSESSED VALUE
ANNUAL TAXES \$2,730.82

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$ \$183.00	APX LOT DIMENSIONS 97x157	Garage/# of Cars 3.0
ASSOCIATION DUES FREQ. Annually	# ACRES 0.3500	Garage Dim. 33 x 24
OCCUPANCY Vacant	FLOOD PLAIN No	Garage Type Attached
EXTERIOR Brick, Vinyl	WATER FRONTAGE	# Full Baths Upper 0
ROOF	WATERFRONT No	# Half Baths Upper 0
FLOORING	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	21 x 16	1st Bdrm	Main	16 x 15
Dining Rm	Main	15 x 10	2nd Bdrm	Main	12 x 10
Kitchen	Main	15 x 10	3rd Bdrm	Main	11 x 10
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
		x	Laundry	Main	7 x 7

ARCHITECTURAL STYLE Ranch
HEATING/FUEL Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Level
SALE INCLUDES Dishwasher, Microwave, Water Heater Gas
FIREPLACE Living/Great Rm
PROPOSED FINANCING Cash, Conventional

AMENITIES 1st Bdrm En Suite, Alarm System-Security, Ceiling Fan(s), Deck Open, Disposal, Dryer Hook Up Electric, Jet Tub, Near Walking Trail, Porch Screened
DOCUMENTS AVAILABLE Legal Description

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 \$120,500. The highest offer will be reviewed Thursday, November 9 after 3:00 pm. There will be 2 Open House dates held on Sunday, October 29 and November 5 from 1:00 – 2:00 pm. ***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.*** Come check out this 3 bed, 2 bath ranch home situated on a quiet cul-de-sac where you'll find a blend of classic charm and modern convenience, just minutes away shopping and amenities! Inside you'll find the heart of the home - a spacious living room complete with a cozy fireplace. The master bedroom boasts a cathedral ceiling and an en-suite bathroom with a jetted tub and walk-in shower. Step outside to a screened deck and hot tub, offering a private and serene space for outdoor activities, barbecues, and relaxation. Enjoy the added convenience of the Rivergreenway Trail right outside the backyard! Updates include: furnace & A/C June 2022; roof July 2020; single garage opener April 2017; double garage opener April 2014; new dishwasher Feb 2020. *No warranty on appliances kept with the home as-is.*
Directions to Property Wallen rd W of Coldwater, Turn S on Hunter Knoll, Right on Fox Orchard, South on Chapel Hill, end of cul-de-sac.