



TYPE/STYLE		Site-Built Home	/ One Story	
ROOMS	8	AREA	Allen County	
BEDROOMS	3	SUBDIVISION	Arrow Haven	
FULL BATHS	2	TOWNSHIP	Adams	
HALF BATHS	0	ELEMENTARY	New Haven	
APX YEAR BUILT	2000	MIDDLE	New Haven	
APX ABOVE GRADE FIN SQFT	1,388	HIGH	New Haven	
APX BELOW GRADE FIN SQFT	0	PARCEL #	02-13-13-155-012.000-041	
APX BELOW GRADE UNFIN SQFT	0	ASSESSED VALUE		
APX TOTAL FINISHED SQFT	1,388	ANNUAL TAXES	\$1,969.00	
SELLING PRICE				
CLOSING DATE				
BBC	2%			

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	APX LOT DIMENSIONS	75x161	Garage/# of Cars	3.0
ASSOCIATION DUES FREQ.	# ACRES	0.2800	Garage Dim.	21 x 32
OCCUPANCY	FLOOD PLAIN	No	Garage Type	Attached
EXTERIOR	WATER FRONTAGE		# Full Baths Upper	0
ROOF	WATERFRONT	No	# Half Baths Upper	0
FLOORING	LAKE TYPE		# Full Baths Main	2
BASEMENT	SEWER	City	# Half Baths Main	0
			# Full Baths BG	0
			# Half Baths BG	0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	19 x 14	1st Bdrm	Main	15 x 14
Dining Rm	Main	13 x 7	2nd Bdrm	Main	10 x 10
Kitchen	Main	12 x 10	3rd Bdrm	Main	10 x 10
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
Enclosed Back P...	Main	13 x 11	Laundry	Main	8 x 6

ARCHITECTURAL STYLE	Ranch	EXEMPTIONS	Homestead, Over 65
HEATING/FUEL	Gas, Forced Air	AMENITIES	1st Bdrm En Suite, Ceiling-Tray, Ceiling Fan(s), Closet(s) Walk-in, Detector-Smoke, Disposal, Dryer Hook Up Gas/Elec, Firepit, Garage Door Opener, Jet/Garden Tub, Porch Enclosed, Range/Oven Hk Up Gas/Elec, Split Br Floor Plan, Tub and Separate Shower, Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up
COOLING	Central Air	FENCE	None
LOT DESCRIPTION	Level	LOCATION	City/Town/Suburb
SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Washer, Dryer-Electric , Oven-Gas, Range-Gas, Water Heater Gas		
FIREPLACE	Living/Great Rm, Gas Log, One		

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 \$110,000. The highest offer will be reviewed Thursday, May 16 after 3:00 pm. There will be 2 Open House dates held on Sunday, May 5 from 1:00 – 2:00 pm and Monday, May 13 from 5:00 – 6:00 PM. There is a Pre-Certified Home Inspection with 120 Day Warranty provided by the Home Inspection Co. that Seller has provided for review. \*\*\* This property is LISTED at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding. Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend , or extend the auction event. \*\*\* Come see this well-maintained, ranch style home with a 3-car garage! The master en-suite has a tray ceiling, a jet tub with a standing shower, and walk-in closet. The split bedroom floor plan leaves the other two bedrooms on the opposite side of the house with a full shower between the two rooms in the hallway. The large living room has a vaulted ceiling, making the room feel very open & spacious, with a brick gas log burning fireplace. Off the living room is the dining room with large windows bringing in ample natural light and the kitchen right next to it with plenty of cabinets, as well as a pantry for storage space. There is a mudroom as soon as you enter from the 3-car garage off to your left. The enclosed back porch has many windows so you can enjoy the backyard scenery. Lastly, the large backyard is great for entertaining friends and family with a fire pit area and a garden bed. Don't miss out on this beautiful home! \*No warranty on appliances kept with the home as-is.\*

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