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Auction Yes

Area	Allen County	Parcel ID	02-13-10-152-001.000-041			Type	Site-Built Home		
Sub	None	Cross Street		Bedrms	2	F Baths	1	H Baths	1
Location		Style	One and Half Story						
School District	EAC	Elem	New Haven	JrH	New Haven	SrH	New Haven		
Legal Description	Curdes Garden Add Lot 5 Ex W 411.8 Ft & Ex Pt To Co								
Directions	type "6407 Old Maumee Rd" for directions using Google Maps								
Inside City Limits	City Zoning	County Zoning	Zoning Description						

Remarks This is an ONLINE Real Estate Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. The MINIMUM starting bid is \$ 60,000. The Seller will review the Highest Offer on Thursday, December 19 after 3pm. There will be Two Open House dates to view the property on Sun. Dec. 8 (1-2 pm) and Sun. Dec. 15 (1-2 pm). <<< Special Note: 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.>>> Nestled on a 0.37-acre lot, this delightful home offers a blend of comfort, functionality, and character. The main level features 2 cozy bedrooms, a full bathroom with a newer walk-in bathtub, and a half bath conveniently combined with the laundry room, complete with a utility sink. Relax in the large living room, highlighted by a gas fireplace and custom built-in cabinets, or enjoy the natural light streaming into the inviting front room. Upstairs, you'll find a bonus room that leads to a generously sized attic, perfect for storage or potential expansion. The unfinished basement provides ample space for utilities and additional storage, while the oversized detached garage impresses with its own upstairs bonus area. An outdoor shed with a small loft adds even more versatility to the property. Whether you're looking for a charming place to call home or a property with potential, this is one you don't want to miss! *This is a Pre-Certified Home with 120 Days Warranty provided by the Home Inspection Co, that Seller has provided for the Buyer to view before the auction. ***This property is Listed at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.***

Ser	Lot	Lot Ac/SF/Dim		0.3700 / 16,117		approx. 106 x 152		Src No	Lot Des	Level												
Township		Adams		Abv Gd Fin SqFt		1,394		Below Gd Fin SqFt		0		Ttl Below Gd SqFt		714		Ttl Fin SqFt		1,394		Year Built	1945	
Age	79	New	No	Date Complete				Ext	Vinyl		Fndtn		Crawl, Partial Basement						# Rooms	5		
Room Dimensions		Inside City Limits		City Zoni...		County Zo...		Zoning Description														
DIM		L																				
L..	19 x 13	M		Baths	Full	Half	Water	CITY		Dryer Hookup Gas		No		Fireplace		Yes						
D..	11 x 10	M		B-Main	1	1	Well T...			Dryer Hookup Elec		Yes		Guest Qtrs		No						
F..	18 x 9	M		B-Upper	0	0	Sewer	Public		Dryer Hook Up Gas/Elec		No		Split Firpln		No						
K..	13 x 10	M		B-Blw G	0	0	Fuel /	Forced Air		Disposal		Yes		Ceiling Fan		Yes						
B..	x			Laundry Rm	Main		Heating			Water Soft-Owned		No		Skylight		No						
D..	16 x 13	U		Laundry L/W	5 x 7		Cooling	Central Air		Water Soft-Rented		No		ADA Features		No						
M..	12 x 11	M		AMENITIES Attic Storage, Ceiling Fan(s), Disposal, Dryer						Alarm Sys-Sec		No		Fence								
2..	11 x 10	M		Hook Up Electric, Garage Door Opener, Porch Covered,						Alarm Sys-R...		No		Golf Course		No						
3..	x			Range/Oven Hk Up Gas/Elec, Utility Sink, Main Floor Laundry,						Jet/Grdn Tub		No		Nr Wlkg Trails		No						
4..	x			Garage	1.0	/ Detached	/ 35 x 24	/ 840.00		Pool		No		Garage Y/N		Yes						
5..	x			Outbuilding	Shed	20 x 12				Pool Type				Garage Dr Opnr:		Yes						
R..	x			Outbuilding			x				Off Street Pk											
LF	x			Assn Dues			Not Applicable				SALE INCLUDES		Dishwasher, Air Purifier/Air Filter, Humidifier, Sump Pump, Water Heater Gas									
E..	x			Other Fees							FIREPLACE		Living/Great Rm, Gas Log									
WtrType				Restrictions																		
Water Features				Water Acce...				Wtr Name														
				Wtr Frtg				Channel Frtg														
								Lake Type														

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