


Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202504461	1908 Camden Court	Huntington	IN	46750	Status	Active	L	\$132,000			
	Area	Huntington County	Parcel ID	35-05-22-400-050.800-005			Type	Site-Built Home				
	Sub	Stoney Brook Heights	Cross Street				Bedrms	3	F Baths	1	H Baths	0
	Location	City/Town/Suburb	Style	One Story								
	School District	HCS	Elem	Horace Mann	JrH	Riverview	SrH	Huntington North				
	Legal Description	Stoney Brook Heights ADD Sec 2 Lot 27										
	Directions	From Etna Ave. & Waterworks rd turn onto waterworks then into Stoney Brook on Willow Bend. Right to Duncan										
	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 \$ 100,000. Sellers will review the Highest Offer on Wednesday, March 5 @ 3pm. There will be Two Open House dates to view the property on Sun. Feb. 23 (1-2 pm) and Sun. March 2 (1-2 pm). <<< Special Note: Buyer may bid subject to financing; certain restrictions will apply. >>> Move-in ready and full of updates, this charming 3-bedroom, 1-bath home offers modern comfort and style. Step inside to find an inviting open space with recessed lighting and new flooring throughout. The updated kitchen flaunts newer cabinetry, stainless steel appliances, and an island with barstool seating. The bathroom exhibits a chic tiled standing shower and wide vanity. The primary bedroom features two closets, while the cozy living room gets plenty of natural light from a large window and includes access to a spacious bonus storage room. Enjoy outdoor living with a back deck featuring a newer Somfy retractable awning, a generous yard with an in-ground fire pit, and a 10x12 shed. Highlights include a convenient main-level laundry and utility space, an attached garage, and new furnace, A/C, and gas line in 2023, baseboard heat as a backup. Don't miss this beautifully refreshed home! ***This property is Listed at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.***

Se	Lo	Lot Ac/SF/Dim	0.2330	/	10,149	145 X 70	Sr	No	Lot Des	Cul-De-Sac				
Township	Huntington	Abv Gd Fin SqFt	1,302	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,302	Year Built	1989			
Age	36	New	No	Date Complete	Ext	Brick, Vinyl	Fndtn	Slab	# Rooms			8		
Room Dimensions	Inside City Limits			City		County		Zoning Description						
DIM	L													
L	16 x 14	M	Baths	Full	Half	Water	PUBL	Dryer Hookup Gas	No	Fireplace	No			
D	16 x 12	M	B-Main	1	0	Well		Dryer Hookup Elec	Yes	Guest Qtrs	No			
F	x		B-Upper	0	0	Sewer	Public	Dryer Hook Up	No	Split FirPln	No			
K	16 x 12	M	B-Blw G	0	0	Fuel /	Gas, Baseboard, Forced Air	Disposal	No	Ceiling Fan	No			
B	x		Laundry Rm	Main		Heating		Water Soft-Owned	Yes	Skylight	No			
D	x		Laundry L/W	12x 6		Cooling	Central Air	Water Soft-Rented	No	ADA Features	No			
M	12 x 11	M	AMENITIES Built-in Desk, Deck Covered, Dryer Hook Up					Alarm Sys-Sec	No	Fence				
2	12 x 9	M	Electric, Firepit, Kitchen Island, Range/Oven Hook Up Elec,					Alarm	No	Golf Course	No			
3	12 x 8	M	Stand Up Shower, Main Floor Laundry, Washer Hook-Up					Jet/Grdn Tub	No	Nr Wlkg Trails	No			
4	x		Garage	1.0	/ Attached	/	24 x 12 / 288.00	Pool	No	Garage Y/N	Yes			
5	x		Outbuilding	Shed		12 x 10		Pool Type		Opnr:	No			
R	x		Outbuilding			x		Off Street Pk						
LF	x		Assn Dues	Not Applicable			SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Cooktop-Electric, Dryer-Electric, Range-Electric, Water Softener-Owned							
E	x		Other Fees											
WtrType	Restrictions													
Water Features	Water		Wtr Name											
Wtr Frtg			Channel Frtg											
Lake Type														

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$

Auction Date 2/12/2025

Auction Time 3:00 pm

Auctioneer Name Kurt Ness

Auctioneer License # AU01026833

Financing: Proposed Cash, Conventional, FHA

Exemptions

Year Taxes Payable 2023

Annual Taxes \$1,138.0

Is Owner/Seller a Real Estate Licensee No

Possession Day of Closing

List Office Ness Bros. Realtors & Auctioneers - Off: 260-459-3911

Pending Date

Closing Date

Selling Price

How Sold

CDOM 1

Ttl Concessions Paid

Sold/Concession Remarks

Seller Concessions Offer Y/N

Seller Concession Amount \$

Presented by: Cathy Woodman - Off: 260-356-3911

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