Residential Agent Full Detail Report

Schedule a Showing

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Property Type RESIDENTIAL CDOM 0 DOM 0 Auction Yes Status Active

MLS# 202227257

46733

LP \$0

Waterfront No

116 Bellmont Boulevard Decatur Area Adams County Parcel ID 01-05-02-103-081.000-022 Type Site-Built Home

F Baths 1 H Baths 0 Sub Bellmont Estates Cross Street Monroe Bedrms 3 Township Washington Style One Story REO No **Short Sale** Nο School District NAC Elem Bellmont SrH Bellmont JrH Bellmont

BELLMONT ESTATES SUB SEC B LOT 100 Legal Description Directions East Monore to Bellmont Blvd, turn Right, Home will be on the right,

Inside City Limits City Zoning **Zoning Description**

This is an ONLINE Auction. All offers must be submitted ONLINE. The Highest Offer amount will be available to public (no secret/sealed bids, everything is transparent and visible, all buyers have equal/fair playing field). The highest offer will be reviewed Tuesday, July 26 @ 3:00 pm. *** MINIMUM STARTING BID IS \$50,000<<< 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. This 3 bedroom 1 bath ranch style home has been totally updated in the last 2 years and is only missing one thing, you! The updated eat in kitchen has newer cabinets, flooring, and backsplash. It leads out to a patio where you can enjoy the .24 acre lot with fresh landscaping! The 3 bedrooms all offer newer carpet, light fixtures, and spacious closets. The updated bathroom has newer flooring, vanity, and fixtures, This entire home has newer flooring, paint, trim work, and even a newer overhead garage door in the attached one car garage! If you are looking for a low maintenance move in ready home, this is it!

Agent Remarks

Sec	Lot	Lot A	Ac/SF/Dim	0.2400	/ 10	,304 /	92 x 112	Lot De	esc Level			
Abo	Above Gd Fin SqFt 1,056 Above Gd Unfin SqFt 0								Ttl Below Gd SqFt 0	Ttl Fin S	SqFt 1,056	Year Built 1979
Age	43 N	No	No Date Complete		Ext Asphalt, Vinyl		yl	Bsmt Crawl			# Rooms 6	
<u>R</u>	oom Dime	<u>nsions</u>	Baths	Full	Half	Water	CITY		Basement Material			
	RM DIM	LVL	B-Main	1	0	Sewer	City		Dryer Hookup Gas	No	Fireplace	No
LR	17 x 12	М	B-Upper	0	0	Fuel /	Electric, Forced A	۹ir,	Dryer Hookup Elec	Yes	Guest Qtrs	No
DR	Х		B-Blw G	0	0	Heating Heat Pump			Dryer Hookup G/E	No	Split Firpin	No
FR	Х					Cooling	Central Air		Disposal	No	Ceiling Fan	No
KT	20 x 20	М	Laundry Rm Main x						Water Soft-Owned	No	Skylight	No
BK	Х		AMENITIES Closet(s) Walk-in, Countertops-Laminate, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Range (Over Healt Up Flor, Tab (Chausa Combination Main Flor) Alarm Sys-Sec No Fence									s No
DN	Х											
MB	12 x 13	M	/Oven Hook Up Elec, Tub/Shower Combination, Main Floor Laundry, Sump Pump, Washer Hook-Up						Alarm Sys-Rent	No	Golf Course	No
2B	9 x 14	M	Lauriary, C	Julip I	ump, was	noi riook o _i	Υ	Garden Tub	No	Nr Wlkg Trails	s No	
3B	10 x 11	M	Garage	2.	0 / Att	ached	/ 23 x 12 / 276	6.00	Jet Tub	No	Garage Y/N	Yes
4B	Х		Outbuilding 1 None x						Pool	No	Off Street Pk	Yes
5B	Х		Outbuilding 2 X						Pool Type			
RR	Х	Assn Dues Frequency Not Applicable							SALE INCLUDES Dishwasher, Microwave			
LF	Х		Other Fee	es						,		
EX	Х		Restriction	ons								

Water Access Wtr Name Water Frontage **Channel Frontage Water Features** Water Type Lake Type Auctioneer Name Andy Eckert Lic # AU10700015 Auction Date 7/5/2022 Time 3:00pm Location

Financing: Existing USDA Proposed Cash, Conventional **Excluded Party** None

Annual Taxes \$372.12 **Exemptions** Homestead Year Taxes Payable 2022 **Assessed Value**

Possession Day Of Closing

List Office Ness Bros. Realtors & Auctioneers - Off: 260-356-3911 List Agent Taylor Wilburn - Cell: 260-228-0640 Agent E-mail taylorwilburn@nessbros.com List Agent - User Code UP388055072 **List Team**

Co-List Office Co-List Agent

Showing Instr

List Date 7/5/2022 **Start Showing Date** Exp Date 11/9/2022 Owner/Seller a Real Estate Licensee No. Agent/Owner Related No

Contract Type Exclusive Right to Sell **Buyer Broker Comp. 2%** Variable Rate No Special List Cond. None

Virtual Tours: Lockbox Type Mechanical/Combo Lockbox Location front Door - Porch... Type of Sale **Pending Date Closing Date** Selling Price **How Sold** Conc Paid By **Ttl Concessions Paid** Sold/Concession Remarks

Sell Office Sell Agent Co-Sell Off Co-Sell Agent **Sell Team**