



TYPE/STYLE Site-Built Home / Two Story
ROOMS 10 **AREA** Allen County
BEDROOMS 4 **SUBDIVISION** Broadview Terrace
FULL BATHS 2 **TOWNSHIP** Wayne
HALF BATHS 1 **ELEMENTARY** Maplewood
APX YEAR BUILT 1982 **MIDDLE** Miami
APX ABOVE GRADE FIN SQFT 2,020 **HIGH** Wayne
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 02-12-27-229-008.000-074
APX BELOW GRADE UNFIN SQFT 0 **ASSESSED VALUE**
APX TOTAL FINISHED SQFT 2,020 **ANNUAL TAXES** \$1,135.00
SELLING PRICE
CLOSING DATE

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$		APX LOT DIMENSIONS 80 x 165	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable		# ACRES 0.3000	Garage Dim. 23 x 20
OCCUPANCY Vacant		FLOOD PLAIN No	Garage Type Attached
EXTERIOR Brick, Wood		WATER FRONTAGE	# Full Baths Upper 2
ROOF Asphalt		WATERFRONT No	# Half Baths Upper 0
FLOORING Concrete, Vinyl		LAKE TYPE	# Full Baths Main 0
BASEMENT No		SEWER Public	# Half Baths Main 1
			# Full Baths BG 0
			# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	13 x 19	1st Bdrm	Upper	12 x 16
Dining Rm	Main	13 x 10	2nd Bdrm	Upper	9 x 10
Kitchen	Main	10 x 9	3rd Bdrm	Upper	9 x 10
Family Rm	Main	13 x 16	4th Bdrm	Upper	10 x 13
Screened Porch	Main	11 x 10	5th Bdrm		x
		x	Den		13 x 10
		x	Loft		x
		x	Laundry	Main	x

ARCHITECTURAL STYLE Traditional
HEATING/FUEL Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Level
FIREPLACE Living/Great Rm

AMENITIES Countertops-Laminate, Detector-Smoke, Dryer Hook Up Electric, Eat-In Kitchen, Patio Open, Porch Screened, Range/Oven Hook Up Elec, Formal Dining Room, Main Floor Laundry
DOCUMENTS AVAILABLE Aerial Photo, LBP Form, Legal Description, Sellers Disclosure
FENCE None
LOCATION City/Town/Suburb

Remarks and Directions

Remarks ***This is an Online Auction Only ending Tuesday, December 10 @ 3:00 pm and Open Houses will be held on Sunday, Dec. 1 from (1-2) and Sunday, Dec. 8 from (1-2). The personal property will be selling online as well ending Thursday Dec. 12 @ 6pm*** Well Kept 2 Story Home with 4 Beds in great community. Nice front Living Area overlooks the subdivision. There's an additional family room w/Fireplace and sliding doors to back patio for grilling out. Kitchen boasts lots of cabinets and pass-through into the breakfast nook eating area. Formal dining room has french doors that open into the screened porch. Spacious back yard for lots of room to accommodate kids play sets, family pets or gardens. The garage is extra large for workshop area as well. NOTE: There is an Elevation Certificate Provided for Non-Flood Zone proof. ***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.***
Directions to Property From Fort Wayne go South on S Clinton St, continue on S Clinton St and merge onto Lafayette St and continue going South, turn right onto E Paulding Rd /Airport Expy, turn right onto Winchester Rd, turn left onto Shamrock, location on the left.