



TYPE/STYLE Site-Built Home / One Story
ROOMS 8
BEDROOMS 3
FULL BATHS 2
HALF BATHS 1
APX YEAR BUILT 1997
APX ABOVE GRADE FIN SQFT 2,394
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQFT 0
APX TOTAL FINISHED SQFT 2,394
SELLING PRICE
CLOSING DATE

AREA Allen County
SUBDIVISION Inverness Lakes
TOWNSHIP Aboite
ELEMENTARY Deer Ridge
MIDDLE Woodside
HIGH Homestead
PARCEL # 02-11-12-307-001.000-075
ASSESSED VALUE
ANNUAL TAXES \$2,328.00

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	\$525.00	APX LOT DIMENSIONS	105x141x106x84	Garage/# of Cars	3.0
ASSOCIATION DUES FREQ.	Annually	# ACRES	0.3400	Garage Dim.	33 x 23
OCCUPANCY	Vacant	FLOOD PLAIN	No	Garage Type	Attached
EXTERIOR	Brick, Vinyl	WATER FRONTAGE		# Full Baths Upper	0
ROOF	Asphalt	WATERFRONT	No	# Half Baths Upper	0
FLOORING	Carpet, Tile	LAKE TYPE		# Full Baths Main	2
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	25 x 18	1st Bdrm	Main	16 x 13
Dining Rm		x	2nd Bdrm	Main	13 x 11
Kitchen	Main	14 x 12	3rd Bdrm	Main	13 x 12
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den	Main	x
		x	Loft		x
3 Season Room	Main	13 x 14	Laundry	Main	6 x 9

ARCHITECTURAL STYLE Ranch
HEATING/FUEL Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Corner, Level, Partially Wooded
SALE INCLUDES Dishwasher, Microwave, Refrigerator, Built-In Gas Grill, Cooktop-Electric, Range-Electric, Water Heater Gas, Water Softener-Owned
FIREPLACE Living/Great Rm, Gas Log
PROPOSED FINANCING Cash

AMENITIES Hot Tub/Spa, Attic Storage, Built-In Bookcase, Built-in Desk, Ceiling-9+, Ceiling-Cathedral, Ceiling-Tray, Ceiling Fan(s), Ceilings-Vaulted, Closet(s) Walk-in, Court-Basketball, Detector-Smoke, Disposal, Dryer Hook Up Electric, Dryer Hook Up Gas/Elec, Eat-In Kitchen, Foyer Entry, Jet/Garden Tub, Kitchen Island, Landscaped, Natural Woodwork, Near Walking Trail, Porch Florida, Range/Oven Hook Up Elec, Six Panel Doors, Skylight(s), Twin Sink Vanity, Stand Up Shower, Tub/Shower Combination, Main Level Bedroom Suite, Main Floor Laundry
DOCUMENTS AVAILABLE Aerial Photo, LBP Form, Legal Description, Zoning

Remarks and Directions

Remarks ***This is a BANKRUPTCY Online Auction Only ending Tuesday, December 17 @ 3:00 pm and Open Houses will be held on Sunday, Dec. 8 from (1-2) and Sunday, Dec. 15 from (1-2). *** Southwest Allen County Home in Beautiful Inverness Lakes. Upon entering into the foyer the Cathedral Ceilings in Living room w/Skylights and large windows make this room open and inviting along with the cozy Brick Gas Log Fireplace. Beautiful kitchen w/Island and lots of cabinets, Tile floors & Backsplash, and Eat-in Breakfast area overlooks the back yard w/Stamped Patio, Koi Pond and Built in Gas Grill with lots of trees for privacy. Spacious Office with Custom Built-ins and trey ceiling opens into the All Seasons Sunroom with cathedral ceilings which walks out to the backyard. The Master Suite has Trey Ceilings and walk-in closets with Skylights over the Jacuzzi whirlpool tub w/double vanities and tile floors in master bath. 1/2 bathroom is connected with the laundry room. Large floored attic above 3 car garage with Basketball goal in drive way and Hot tub on side of home. Natural Wildlife Preserve near property. ***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 Go West on Illinois Rd from Jefferson Point Mall, Pass the highway exits and turn left on S Hadley Rd, turn right on Inverness Lakes Dr., turn left on Lake Right Dr., property on corner.