



TYPE/STYLE Site-Built Home / One Story
ROOMS 8 **AREA** Allen County
BEDROOMS 3 **SUBDIVISION** Autumn Chase
FULL BATHS 2 **TOWNSHIP** St Joe
HALF BATHS 0 **ELEMENTARY** Shambaugh
APX YEAR BUILT 1994 **MIDDLE** Jefferson
APX ABOVE GRADE FIN SQFT 1,561 **HIGH** Northrop
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 02-08-03-401-005.000-063
APX BELOW GRADE UNFIN SQFT 0 **ASSESSED VALUE**
APX TOTAL FINISHED SQFT 1,561 **ANNUAL TAXES** \$952.00
SELLING PRICE
CLOSING DATE

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$ \$125.00	APX LOT DIMENSIONS 69x135x64x138	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Annually	# ACRES 0.2170	Garage Dim. 20 x 20
OCCUPANCY Vacant.	FLOOD PLAIN No	Garage Type Attached
EXTERIOR Stone, Vinyl	WATER FRONTAGE	# Full Baths Upper 0
ROOF Asphalt	WATERFRONT No	# Half Baths Upper 0
FLOORING Carpet, Laminate	LAKE TYPE	# Full Baths Main 2
BASEMENT No	SEWER City	# Half Baths Main 0
		# Full Baths BG 0
		# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	13 x 17	1st Bdrm	Main	12 x 14
Dining Rm		x	2nd Bdrm	Main	10 x 12
Kitchen	Main	9 x 18	3rd Bdrm	Main	10 x 11
Family Rm	Main	16 x 22	4th Bdrm		x
		x	5th Bdrm		x
		x	Den	Main	x
		x	Loft		x
		x	Laundry	Main	x

ARCHITECTURAL STYLE Ranch
HEATING/FUEL Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Level
FIREPLACE Living/Great Rm, One, Gas Starter
PROPOSED FINANCING Cash, Conventional

EXEMPTIONS Homestead, Mortgage, Supplemental
AMENITIES Ceiling Fan(s), Deck Open, Disposal, Dryer Hook Up Electric, Garage Door Opener, Range/Oven Hook Up Gas, Storm Doors, Main Floor Laundry, Washer Hook-Up
COMMON AMENITIES Sidewalks
DOCUMENTS AVAILABLE Aerial Photo, Legal Description, Sellers Disclosure
FENCE Wood
LOCATION City/Town/Suburb

Remarks and Directions

Remarks ***All offers must be submitted via www.NessBros.com and high offer amount will be available to public (no secret/sealed bids, everything is transparent and visible, all buyers have equal/fair playing field). Two highest offers will be reviewed Thursday, December 10 @ 3:00 pm. There will be two viewing dates held on Sunday, Nov. 29 from (1-2) and Sunday, Dec. 6 from (1-2). The contents of the personal property in the home will also be selling Online Bidding Ends Wed. Dec. 16 @ 6:00 pm.*** Great Curb appeal in this sought after Autumn Chase Sub with 3 Beds and Den. Well Maintained Home with cozy family room w/stone fireplace & cathedral ceiling. Beautiful wood cabinets in the kitchen including pantry w/gas stove potential and built in microwave, plus future space for china hutch or mini bar. Open Concept Living / Dining room w/patio doors to outside deck to entertain. Two Car attached garage with fenced yard and new high efficiency furnace and Air Conditioner. *** There will be a Certified Pre-Home Inspection Completed and upload after 11/20 for future Buyers to review.*** ***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 Parkview Regional Medical Center head East on East Dupont Rd, turn right onto Mayhew Rd, turn left onto St. Joe Rd., turn left again to remain on St. Joe Rd., turn right onto Hunters Glen Drive, then turn left onto Black Diamond Place.