



TYPE/STYLE Site-Built Home / Two Story
ROOMS 6
BEDROOMS 3
FULL BATHS 2
HALF BATHS 1
APX YEAR BUILT 1998
APX ABOVE GRADE FIN SQFT 1,560
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQFT 0
APX TOTAL FINISHED SQFT 1,560
SELLING PRICE
CLOSING DATE

AREA Allen County
SUBDIVISION Willowbrook
TOWNSHIP Wayne
ELEMENTARY Maplewood
MIDDLE Miami
HIGH Wayne
PARCEL # 02-12-26-354-016.000-074
ASSESSED VALUE
ANNUAL TAXES \$1,379.00

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$		APX LOT DIMENSIONS 82x106x53x17x91	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable		# ACRES 0.1844	Garage Dim. 19 x 20
OCCUPANCY Occupied		FLOOD PLAIN No	Garage Type Attached
EXTERIOR Brick, Vinyl		WATER FRONTAGE	# Full Baths Upper 2
ROOF Asphalt		WATERFRONT No	# Half Baths Upper 0
FLOORING		LAKE TYPE	# Full Baths Main 0
BASEMENT No		SEWER City	# 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	13 x 14
Dining Rm		x	2nd Bdrm	Upper	9 x 11
Kitchen	Main	13 x 16	3rd Bdrm	Upper	10 x 11
Family Rm	Main	16 x 15	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
		x	Laundry	Main	6 x 5

HEATING/FUEL Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Corner
FIREPLACE Living/Great Rm
PROPOSED FINANCING Cash, Conventional

EXEMPTIONS Homestead, Mortgage, Supplemental
AMENITIES 1st Bdrm En Suite, Ceiling Fan(s), Disposal, Dryer Hook Up Gas /Elec, Garage Door Opener, Near Walking Trail, Patio Open, Porch Open, Range /Oven Hook Up Elec, Washer Hook-Up
FENCE None
LOCATION City/Town/Suburb

Remarks and Directions

Remarks ***THIS IS A BANKRUPTCY - 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, June 3rd @ 3:00 pm. There will be two viewing dates held on Sunday, May 23rd from (1-2) and Tuesday, June 1st from (5-6). *** This 2 Story Home is on a corner lot with great curb appeal. Living room has vaulted ceilings and engineered wood floors, Kitchen has stainless appliances, including a double oven, and built-in microwave, plus high ceilings for extra storage/decor above cabinets. Enjoy the gas fireplace in the family room that's open to kitchen or use as a cozy formal dining room. Main floor has half bath for guests and upstairs are 2 Additional Bedrooms and full bath Plus the Master En-Suite w /Bath. 2 Car Attached Garage, Portable Shed NOT included with the Real Estate. ***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 Heading North on Bluffton Rd., then turn right on Lower Huntington Rd., pass the Airport Expressway, turn left onto Lakeridge Pl., property is first home on the left.