MLS # 202201960 (Active) List Price: $134,300 1627 Shannon Drive New Haven IN 46774

TYPE/STYLE	Site-Built Home / Bi-Level		
ROOMS	5	***AREA***	Allen County
BEDROOMS	4	***SUBDIVISION***	Sherbrook Park
FULL BATHS	2	***TOWNSHIP***	Adams
HALF BATHS	0	***ELEMENTARY***	New Haven
APX YEAR BUILT	1962	***MIDDLE***	New Haven
APX ABOVE GRADE FIN SQFT	2,080	***HIGH***	New Haven
APX BELOW GRADE FIN SQFT	0	***PARCEL #***	02-13-14-154-013.000-041
APX BELOW GRADE UNFIN SQFT	0	***ASSESSED VALUE***	
APX TOTAL FINISHED SQFT	2,080	***ANNUAL TAXES***	$1,177.00
SELLING PRICE			
CLOSING DATE			

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES $		***APX LOT DIMENSIONS***	75x110	***Garage/# of Cars***	1.0
ASSOCIATION DUES FREQ.	Not Applicable	***# ACRES***	0.1894	***Garage Dim.***	26 x 16
OCCUPANCY	Occupied	***FLOOD PLAIN***	No	***Garage Type***	Attached
EXTERIOR	Vinyl, Wood	***WATER FRONTAGE***		***# Full Baths Upper***	0
ROOF	Asphalt, Shingle	***WATERFRONT***	No	***# Half Baths Upper***	0
FLOORING	Carpet, Laminate	***LAKE TYPE***		***# Full Baths Main***	1
BASEMENT	No	***SEWER***	City	***# Half Baths Main***	0
				# Full Baths BG	1
				# Half Baths BG	0

Room Grid

	LEVEL	***DIMENSIONS***		***LEVEL***	***DIMENSIONS***
Living/Great Rm		24 x 19	1st Bdrm	Upper	14 x 10
Dining Rm		11 x 9	2nd Bdrm	Upper	9 x 8
Kitchen		11 x 11	3rd Bdrm	Upper	13 x 9
Family Rm		14 x 14	4th Bdrm	Lower	13 x 12
		x	5th Bdrm		x
		x	Den		11 x 9
		x	Loft		x
		x	Laundry	Lower	12 x 11

HEATING/FUEL Gas
COOLING Central Air
LOT DESCRIPTION Level
SALE INCLUDES Dryer-Gas, Range-Electric, Water Heater Gas
FIREPLACE Wood Burning

EXEMPTIONS Homestead, Mortgage, Supplemental
FENCE Chain Link, Wood
LOCATION City/Town/Suburb

Remarks and Directions

Remarks ***THIS IS A BANKRUPTCY 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 Thursday, February 10 @ 3:00 pm. There will be two viewing dates held on Sun. Jan. 30 from (1-2) and Sun. Feb. 6 from (1-2). *** 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.>>> This 4 Bedroom Bi-Level home is setting in a quiet neighborhood in New Haven, IN. The home features 2,000 sq ft of living space, with an attached garage setting on a large fenced in backyard. Newer roof and replacement windows. The home needs some T.L.C but has great potential. This home is both a Great Investment and a Great Home to live in. ***This property may sell at, above, or below listed price depending on the outcome of the auction bidding.***

Directions to Property Take Rosewood Dr to W Jefferson Blvd 2 min (0.7 mi) Continue on W Jefferson Blvd to New Haven 22 min (12.1 mi) Take Sara Dr to Shannon Dr

----------Information Herein Deemed Reliable but Not Guaranteed----------