



TYPE/STYLE Site-Built Home / One Story
ROOMS 9
BEDROOMS 3
FULL BATHS 3
HALF BATHS 1
APX YEAR BUILT 1990
APX ABOVE GRADE FIN SQFT 2,036
APX BELOW GRADE FIN SQFT 2,036
APX BELOW GRADE UNFIN SQFT 0
APX TOTAL FINISHED SQFT 4,072
SELLING PRICE
CLOSING DATE

AREA Huntington County
SUBDIVISION Other
TOWNSHIP Union
ELEMENTARY Roanoke
MIDDLE Crestview
HIGH Huntington North
PARCEL # 35-06-15-300-070.300-018
ASSESSED VALUE
ANNUAL TAXES \$2,400.00

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$		APX LOT DIMENSIONS irr	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable		# ACRES 3.5330	Garage Dim. 24 x 24
OCCUPANCY		FLOOD PLAIN No	Garage Type Attached
EXTERIOR Stone, Vinyl		WATER FRONTAGE	# Full Baths Upper 0
ROOF		WATERFRONT Yes	# Half Baths Upper 0
FLOORING		LAKE TYPE	# Full Baths Main 2
BASEMENT Yes		SEWER Septic	# Half Baths Main 1
			# Full Baths BG 1
			# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	13 x 27	1st Bdrm	Main	14 x 14
Dining Rm		x	2nd Bdrm	Main	10 x 12
Kitchen	Main	10 x 20	3rd Bdrm	Main	10 x 11
Family Rm	Lower	30 x 27	4th Bdrm		x
storage room	Lower	15 x 24	5th Bdrm		x
2nd. kitchen	Lower	11 x 25	Den	Main	x
		x	Loft		x
		x	Laundry	Main	9 x 12

HEATING/FUEL Geothermal
COOLING Geothermal
LOT DESCRIPTION Irregular, Rolling, Waterfront
PROPOSED FINANCING Cash, Conventional

Remarks and Directions

Remarks To close out the Nancy L. Kline Estate...this property will be offered at "Live" Public Auction on Sat Feb. 26 @ 9:30 at the property. There will be 3 open house dates to view the property...Sun Feb 6 (1-2), Weds Feb 9 (5-6) & Sun Feb 13 (1-2).....the list price on this property is the ASSESSED VALUE...and this property may sell BELOW or ABOVE the list price...Come prepared to buy.....Seller is motivated to sell!!!
Directions to Property 5 miles east of Huntington on Co Rd 300 N to Co Rd 300 E, thence north 1/10 mile