



TYPE/STYLE Site-Built Home / Two Story

ROOMS 9

BEDROOMS 5

FULL BATHS 2

HALF BATHS 0

APX YEAR BUILT 1925

APX ABOVE GRADE FIN SQFT 2,428

APX BELOW GRADE FIN SQFT 0

APX BELOW GRADE UNFIN SQFT 1,136

APX TOTAL FINISHED SQFT 2,428

SELLING PRICE

CLOSING DATE

BBC 2%

AREA Allen County

SUBDIVISION Fletcher(s)

TOWNSHIP Wayne

ELEMENTARY Washington

MIDDLE Portage

HIGH Wayne

PARCEL # 02-13-07-101-026.000-074

ASSESSED VALUE

ANNUAL TAXES \$1,457.88

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$

ASSOCIATION DUES FREQ. Not Applicable

OCCUPANCY

EXTERIOR Vinyl

ROOF

FLOORING

BASEMENT No

APX LOT DIMENSIONS 40x118

ACRES 0.1100

FLOOD PLAIN No

WATER FRONTAGE

WATERFRONT No

LAKE TYPE

SEWER City

Garage/# of Cars

Garage Dim. x

Garage Type

Full Baths Upper 1

Half Baths Upper 0

Full Baths Main 1

Half Baths Main 0

Full Baths BG 0

Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	16 x 13	1st Bdrm	Main	15 x 13
Dining Rm	Main	15 x 13	2nd Bdrm	Main	12 x 9
Kitchen	Main	14 x 10	3rd Bdrm	Upper	18 x 12
Family Rm		x	4th Bdrm	Upper	12 x 8
		x	5th Bdrm	Upper	11 x 10
		x	Den		15 x 13
		x	Loft		x
		x	Laundry	Main	14 x 5

HEATING/FUEL Gas, Forced Air

COOLING Central Air

LOT DESCRIPTION Level

Remarks and Directions

Remarks This is an ONLINE Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. MINIMUM starting bid is \$25,000. The highest offer will be reviewed Tuesday, November 22 after 3:00 pm. There will be 2 Open House dates held on Sunday, November 13 and 20 from (1-2 pm). <<<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.>>> Please visit our website for more information. Come see this spacious 5 bedroom home with a full bath on both levels. Extra room for dining area which could also be used as a 6th bedroom. Large open living room as well as a den. Laundry on main level. Lots of windows create natural lighting throughout. Very close to downtown amenities and Indiana Tech. Amazing investment opportunity with lots of potential! *No warranty on appliances kept with the home as-is.* ***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 Turn right onto W Jefferson Blvd Continue onto Maumee Ave Turn right onto S Anthony Blvd/S Anthony Exd Turn left onto Alliger St