

Property Type RESIDENTIAL

Status Active

Auction Yes

	MLS # 202634848		3643 Westport Drive		New Haven		IN 46774		Status Active		L \$280,200	
	Area Allen County		Parcel ID 02-13-14-427-013.000-041						Type Condo/Villa			
	Sub Ashford Lakes		Cross Street				Bedrms 2		F Baths 2		H Baths 0	
	Location		Style One Story									
	School District EAC		Elem New Haven		JrH New Haven				SrH New Haven			
	Legal Description		Ashford Lakes Extd Villaminiums Lot 103									
	Directions		Enter off Moeller Road. Turn left on Whitepine and go to the first street on your left. The house is on the left.									
	Inside City Limits		City Zoning		County Zoning		Zoning Description					

Remarks Single-story living in Ashford Lakes! This low-maintenance 2 bedroom, 2 full bath ranch offers 1,445 square feet of comfortable, functional space. The primary suite features a tray ceiling and an en-suite bath with a dual-sink vanity and walk-in closet. The living room centers on a gas fireplace, vaulted ceilings and custom built-in cabinetry with arched display shelving. The large foyer opens into the main living space, connecting easily to the kitchen and bedrooms. Outdoor you'll find a screened porch offering a shaded retreat, while the adjoining deck is ready for grilling and entertaining. All that's missing is you! This home is ready to welcome its next owner. <<< Special Note: 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 is an ONLINE Real Estate Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. The MINIMUM starting bid is \$ 100,000. The Personal Representative for the Estate will review the Highest Offer on Tuesday, September 15 @ 3pm. There will be Two Open House dates to view the property on Thurs. Sept 3 (5-6 pm) and Sun. Sept. 13 (1-2 pm). *This is a Pre-Certified Home with 120 Days Warranty provided by the Home Inspection Co. that Seller has provided for the Buyer to view before the auction. **The Contents of the Personal Property in the Home will also be selling Online starting 9/1. ***This property is Listed at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.***

Se	Lo	Lot Ac/SF/Dim		0.1700 / 7,405		77 x 95		Sr	No	Lot Des	Corner, Cul-De-Sac				
Township	Adams	Abv Gd Fin SqFt		1,445	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		1,445	Year Built	2004
Age	22	New	No	Date Complete		Ext		Brick, Vinyl	Fndtn	Slab			# Rooms		6
Room Dimensions		Inside City Limits			City		County		Zoning Description						
	DIM	L													
L	15 x 24	M	Baths	Full	Half	Water	CITY	Dryer Hookup Gas		No	Fireplace		Yes		
D	x		B-Main	2	0	Well		Dryer Hookup Elec		No	Guest Qtrs		No		
F	x		B-Upper	0	0	Sewer	City	Dryer Hook Up		Yes	Split Flrpln		No		
K	11 x 10	M	B-Blw G	0	0	Fuel /	Gas, Forced Air	Disposal		Yes	Ceiling Fan		Yes		
B	11 x 10	M	Laundry Rm	Main		Heating		Water Soft-Owned		No	Skylight		No		
D	10 x 10	M	Laundry L/W	5 x 6		Cooling	Central Air	Water Soft-Rented		No	ADA Features		No		
M	14 x 13	M	AMENITIES 1st Bdrm En Suite, Alarm System-Security,					Alarm Sys-Sec		Yes	Fence				
2	11 x 11	M	Ceiling Fan(s), Deck Open, Disposal, Dryer Hook Up Gas/Elec,					Alarm		No	Golf Course		No		
3	x		Garage Door Opener, Jet Tub, Near Walking Trail, Porch					Jet/Grdn Tub		No	Nr Wlkg Trails		Yes		
4	x		Garage	2.0	/ Attached	/ 26 x 24	/ 624.00	Pool		No	Garage Y/N		Yes		
5	x		Outbuilding	None		x		Pool Type			Opnr:		Yes		
R	x		Outbuilding			x		Off Street Pk		Yes					
LF	x		Assn Dues	\$1,200.0	Annually			FIREPLACE		Living/Great Rm					
E	7 x 26	M	Other Fees												
WtrType		Restrictions													
Water Features		Water				Wtr Name									
		Wtr Frtg				Channel Frtg									
						Lake Type									

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$

Auction Date 8/25/2026

Auction Time 3:00 pm

Auctioneer Name Kurt Ness

Auctioneer License # AU01026833

Financing: Proposed

Exemptions

Year Taxes Payable 2026

Annual Taxes \$2,520.9

Is Owner/Seller a Real Estate Licensee No

Possession At Closing

List Office Ness Bros. Realtors & Auctione - Off: 260-459-3911

Pending Date

Closing Date

Selling Price

How Sold

CDOM 2

Ttl Concessions Paid

Sold/Concession Remarks

Seller Concessions Offer Y/N

Seller Concession Amount \$

Presented by: Cathy Woodman - Off: 260-356-3911

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