

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS # 202638325	432 W Park Drive	Huntington	IN 46750	Status Active	L \$0
	Area Huntington County	Parcel ID 35-05-15-200-620.000-005	Type Site-Built Home		
	Sub LaFontaines	Cross Street	Bedrms 4	F Baths 1	H Baths 0
	Location City/Town/Suburb	Style Two Story			
	School District HCS	Elem Flint Springs	JrH Crestview	SrH Huntington North	
	Legal Description 014-06200-00 LAFONTAINES ADD 35 FT E LOT 34				
	Directions Go south on Jefferson St to West Park, take a right and drive 3.5 blocks the house is on the right.				
	Inside City Limits	City Zoning	County Zoning	Zoning Description	

Remarks Historic Huntington Home Ready for Restoration. Bring your vision to this spacious 4 bed, 1 bath home offering approximately 2,295 sq. ft. plus a partial basement, located in one of Huntington's established historic areas. Following a winter water-line rupture, portions of the home were opened up and renovation work was begun, creating an opportunity for the next owner to take the project forward. The main level has been opened to create a more functional flow, while the home's generous room sizes, tall windows, original wood floors and historic character provide a great foundation for restoration. Structural work has been completed and inspected according to information provided by the seller. The interior remains unfinished and is ready for a buyer, investor or renovator to complete according to their own plans and vision. This isn't a move-in-ready home, it's an opportunity to restore a piece of Huntington history and make it remarkable again.. <<< 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 \$ 25,000. The Personal Representative for the Estate will review the Highest Offer on Wednesday, October 14 @ 3pm. There will be Two Open House dates to view the property on Sun. October 4 (1-2 pm) and Sun. Oct. 11 (1-2 pm).

Se	15	Lo	34	Lot Ac/SF/Dim	0.1000	/	4,356	35x132	Sr	No	Lot Des	Slope				
Township	Huntington			Abv Gd Fin SqFt	2,295	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	128	Ttl Fin SqFt	2,295	Year Built	1900			
Age	126	New	No	Date Complete		Ext	Wood	Fndtn	Crawl, Partial Basement			# Rooms	6			
Room Dimensions	Inside City Limits			City		County		Zoning Description								
DIM	L															
L	18	x	18	M	Baths	Full	Half	Water	CITY		Dryer Hookup Gas	No	Fireplace	No		
D	12	x	13	M	B-Main	1	0	Well			Dryer Hookup Elec	No	Guest Qtrs	No		
F		x			B-Upper	0	0	Sewer	City		Dryer Hook Up	No	Split Flrpln	No		
K	18	x	13		B-Blw G	0	0	Fuel /	Gas, Forced Air		Disposal	No	Ceiling Fan	No		
B		x			Laundry Rm	Main		Heating			Water Soft-Owned	No	Skylight	No		
D	18	x	9		Laundry L/W	6 x 3		Cooling	Central Air		Water Soft-Rented	No	ADA Features	No		
M	15	x	15	U	AMENITIES	Porch Covered, Tub/Shower Combination						Alarm Sys-Sec	No	Fence		
2	15	x	12	U								Alarm	No	Golf Course	No	
3	14	x	9	U								Jet/Grdn Tub	No	Nr Wlkg Trails	No	
4	12	x	9	U	Garage	/		/	x	/	Pool	No	Garage Y/N	No		
5		x			Outbuilding	Shed		8	x	8	Pool Type		Opnr:	No		
R		x			Outbuilding	x						Off Street Pk	No			
LF		x			Assn Dues	Not Applicable										
E		x			Other Fees											
WtrType				Restrictions												
Water Features				Water	Wtr Frtg		Wtr Name		Channel Frtg		Lake Type					

Virtual Tours:

Auction Yes	Auction Reserve Price \$	Auction Date 9/16/2026	Auction Time 3:00
Auctioneer Name Andy Eckert	Auctioneer License # AU10700015		
Financing: Proposed Cash	Exemptions Homestead, Over 65	Year Taxes Payable 2026	
Annual Taxes \$60.00	Is Owner/Seller a Real Estate Licensee No	Possession day of closing	
List Office Ness Bros. Realtors & Auctione - Off: 260-356-3911			

Pending Date	Closing Date	Selling Price	How Sold	CDOM 0
Ttl Concessions Paid	Sold/Concession Remarks			
Seller Concessions Offer Y/N Yes	Seller Concession Amount \$			

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

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