

Property Type AUCTION

Status Active

Auction Yes

MLS #	201813860	7417 Granada Drive	Fort Wayne	IN	46835	Status	Active	LP	\$80,000
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Area	Allen County	Parcel ID	02-08-22-279-004.000-072	Type	Site-Built Home
Sub	Sunset	Cross Street		Bedrms	4
Location		Style	One Story	F Baths	2
				H Baths	0
School District	FWC	Elem	Arlington	JrH	Jefferson
				SrH	Northrop
Legal Description	Sunset Lot 4				
Directions	From HWY 469 North take HWY 30 (Marysville rd) exit to the left (south), to Stellhorn rd and turn right (west) until Laymeyer rd and go right (north) until you reach subdivision. Turn right into Sunset sub on Garand Dr house on the left.				

Remarks

This is an Online Auction only ending Thursday, May 3 at 6:00 PM and open houses will be Sunday, April 22 from 1:00 - 2:00 and Tuesday, May 1 from 5:00 - 6:00. This home is in quite neighborhood with large yard to enjoy with family and friends. Bring your family and make some updates to this home to make it sparkle like new. Great big kitchen and breakfast eating area. Large living room with beautiful all brick wood burning fireplace for heating those cold nights. Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend or extend the auction event. This property may sell at, above, or below listed price.

Sec	Lot 4	Zoning	R-1 Residential	Lot Ac/SF/Dim	0.4600 / 20,038	100 x 200	Src N	Lot Des	
Township	St Joe		Abv Gd Fin SqFt	1,490	Below Gd Fin SqFt	0	Ttl Belw Gd SqFt	0	Ttl Fin SqFt
Age	58	NewNo	Date Complete		Ext		Fndtn		# Rooms
									7
Room Dimensions									
	DIM	L							
LR	24 x 16	M	Baths	Full	Half	Water	CITY	Dryer Hookup Gas	Fireplace
DR	x		B-Main	2	0	Sewer	City	Dryer Hookup Elec	Guest Qtrs
FR	x		B-Upper	0	0	Fuel /	Radiant	Dryer Hook Up Gas/Elec	Split FlrPln
KT	11 x 11	M	B-Blw G	0	0	Heating		Disposal	Ceiling Fan
BK	12 x 12	M				Cooling		Water Soft-Owned	Skylight
DN	x		Laundry Rm	Main		x		Water Soft-Rented	ADA Features
MB	10 x 12	M						Alarm Sys-Sec	Fence
2B	12 x 12	M						Alarm Sys-Rent	Golf Course
3B	10 x 12	M						Jet/Grdn Tub	Nr Wlkg Trails
4B	12 x 12	M	Garage	2.0	/ Attached	/ 20 x 20	/ 400.00	Pool	No
5B	x		Outbuilding	Shed		8 x 10		Pool Type	
RR	x		Outbuilding			x		Off Street Pk	Yes
LF	x		Assn Dues			Not Applicable			
EX	x		Other Fees						
WtrType			Restrictions						
Water Features			Water Access			Wtr Name			
			Wtr Frtg			Channel Frtg			

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Virtual Tours:

Auction	Yes	Auction Reserve Price \$		Auction Date		Auction Time	6:00 pm
Auctioneer Name	Kurt Ness			Auctioneer License #	AU01026833		
Financing:	Proposed			Exemptions		Year Taxes Payable	2017
Annual Taxes	\$219.80	Is Owner/Seller a Real Estate Licensee	No	Possession	Day of Deed		
List Office							
Pending Date		Closing Date		Selling Price		How Sold	CDOM 1 No
Ttl Concessions Paid		Sold/Concession Remarks					

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