

PUBLIC AUCTION

Saturday August 26, 2017 @ 8:00 AM • 5115 E State Road 114-92, Roanoke, Indiana 46783

Beautiful, well maintained mid-century modern tri-level home w/ attached garage, outbuilding & in-ground pool sitting on 10+/- acres outside Roanoke, IN.

This 4,500sf Mid-Century Modern tri-Level home, positioned back from the road and on a slight hill and surrounded by trees, offers 10.03+/- acres of great land. The front French Style door opens to the foyer with tile floors, vaulted ceilings, dual staircase and extends into the adjacent living room & kitchen. The living room offers vaulted ceilings, limestone wood burning fireplace, ceiling beams & picture windows overlooking the property and offers a great place for gatherings. The dining room's windows, like the living room, overlook the property and features a beautiful chandelier that will sparkle up any formal occasion. The kitchen features a large center island with cooking, cleaning & eating spaces, a tremendous amount of storage, laminate countertops and faces the front of the home.

The lower level of this tri-level offers multiple living spaces. The family room provides special features starting with the walkout French doors to a lower patio, bar area and surround speakers in the ceiling. A bedroom and full bathroom make up the remaining area of the lower level. The upper level of the home provides a large master suite and bathroom with newer tile shower. The other two bedrooms are large in size and share a large Jack & Jill bathroom.

A 1,500sf, 2 story workshop/recreational area was added to the far south of the original tri-level home. The downstairs features a large workshop for wood working or any other hobby. Compressed air was installed around entire shop along with 200amp service. The upstairs to this area features a large recreational area with a full bathroom. Could be used as a studio style apartment for that college student coming back for the summer. Other distinctive features include the large 18' x 36' in-ground swimming pool and pool house with a half bath, Mid-Century Modern character, panoramic windows, Water Furnace closed loop ground system, beautiful and well maintained landscaping/lawn with multiple gardens and gazebo, oversized 2 car garage and dual entrances to the home off SR114 & County Rd. 500E. If you are looking for that taste of country and city life, this is the property for you. This property offers everything for peaceful living and is a must-see! [VIEW FULL LISTING @ www.scheerermcculloch.com/auctions/](http://www.scheerermcculloch.com/auctions/)



**MID-CENTURY
MODERN HOME
ON 10 ACRES**



Family Room w/ Vaulted Ceilings



Formal Dining



Family Room



Large Eat-In Kitchen



Master Bedroom



Guest Bedroom

REAL ESTATE SELLS @ 10:30 AM

OPEN HOUSES:

Monday August 7th @ 5-6:30 pm

Monday August 14th @ 5-6:30 pm

Monday August 21st @ 5-6:30 pm



4420 Ardmore Ave., Fort Wayne, IN 46809

(260) 441-8636

(260) 356-4111 Huntington Office

Tim McCulloch- (260) 740-6429

David Meyers- (260) 580-3400

Tim Scheerer- (260) 358-6994

Chris Scheerer- (260) 358-6996

William & Kathleen Aeschliman, Owners

AUGUST 2017

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Terms on real estate: Buyer Brokers welcome (contact auctioneer for details). \$25,000 down day of auction, balance on closing. Buyer to pay winning accepted bid price plus a 2.5% buyers premium (2.5% of winning bid price) due at closing. Property sold subject to confirmation of the owners. Property sold as-is, where-is. Property sold for cash. (The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval). The information stated in this brochure are the opinions of the sellers, Scheerer McCulloch Auctioneers, Inc. and its agents, however, the decision to bid on the real estate property is entirely up to the individual bidders based on their own individual inspections, research and opinions. All statements, measurements, zoning and tax information are from reliable sources, however, are not guaranteed to be accurate. Statements made day of auction takes precedence over any and all previous oral or written matter. **Real estate closing within 40 days of auction.**

***Real estate taxes:** Real estate tax information stated indicates what the current owner is required to pay and is merely a guideline (the new buyer's real estate taxes may or may not be the same as what the current owners is required to pay). RE taxes prorated to date of closing.

Personal Property Terms: 10% buyers premium on all items. Cash, MC/VISA. All items sold as-is. Statements made day of sale take precedence over printed matter. All sales are final. Not responsible for accidents.

5115 E. SR114-92, Roanoke, Indiana 110+/- Acres



Mid-Century modern home in Roanoke

VEHICLES • MOWERS & ATV • COLLECTIBLES • ARTWORK & PHOTOGRAPHY • MID-CENTURY & MODERN FURNITURE • APPLIANCES & HOUSEHOLDS • TOOLS & OUTDOOR

2003 Lexus ES 300; 1994 GMC Sierra; eXmark zero turn; Honda 4-wheeler; glass top dining table w/ 4 chairs; china hutch; misc. artwork & photography (some local artist prints or landmarks); various leather sofas; (2) matching leather chairs; coffee table; several end tables; bar hutch; lighted glass front hutch; kitchen table & chairs; bar stools; bakers rack; wicker patio furniture; nice amount of camping equipment & gear; motorized wheelchair; (2) Suede bikes; some antique tools; saw horses; anvil; stained glass piece; Preventive Doctor prints & Much More!



AUCTIONS • SENIOR RELOCATION • REAL ESTATE

4420 Ardmore Ave.,
Fort Wayne, IN 46809

(260) 441-8636

**MID-CENTURY
MODERN HOME**



AUCTION

This beautiful, well maintained Mid-Century Modern Roanoke home, has quick access to downtown Roanoke, yet is just a short drive to Ft Wayne, Huntington, Manchester. With a beautiful country feel, this property offers a large piece of land, established trees, in-ground swimming pool, separate outbuilding.

**WELL MAINTAINED
HOME ON 10 ACRES**



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