



**OPEN
HOUSE:**
Sunday, June 1
from 2 - 4PM

3 Bedroom, 1 1/2 Bath Home

732 PARK AVENUE, NEW HAVEN

AUCTION

Wednesday, June 25 • 6 PM

HOME FEATURES

- Beautiful Spacious Kitchen with custom cabinets & eat-in area
- Large Front Living Room
- Master Bedroom on main level with walk-in closet
- 2 Bedrooms up
- 1 1/2 bath
- Large Bonus FR on the back
- 3 Season Room

- Gorgeous Fenced Back Yard with Patio
- Gas Forced Air / Central Air
- Large Utility Room with shower
- Some Appliances
- Replacement Windows
- Attached Garage

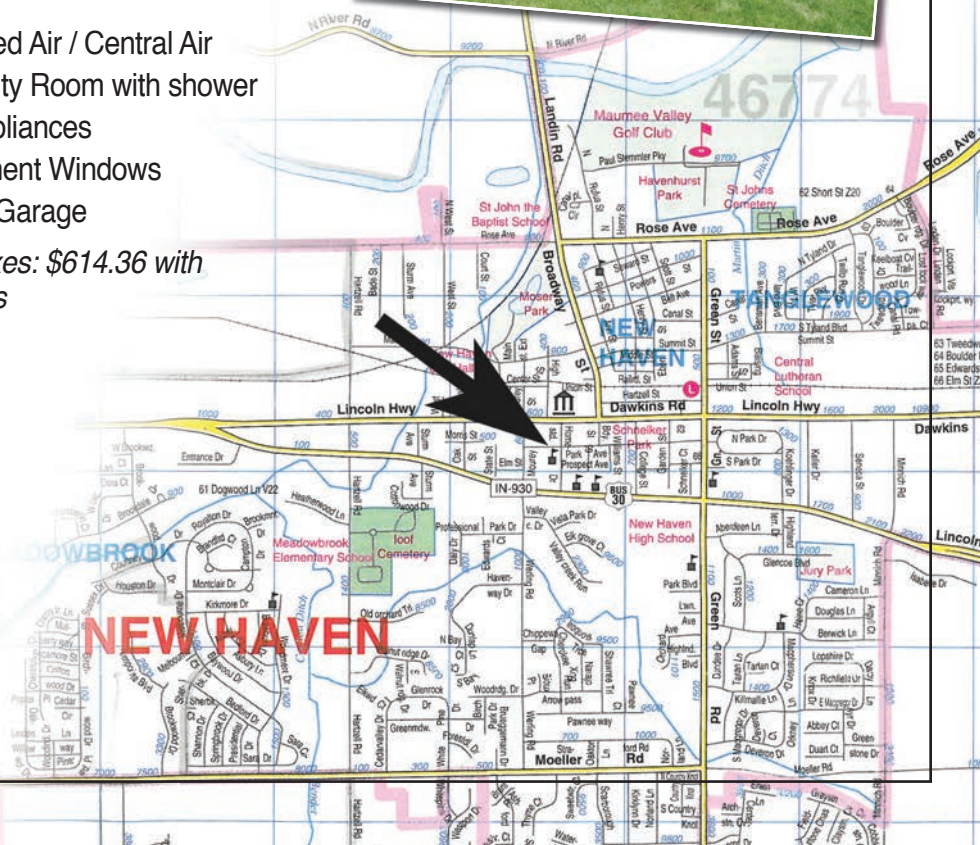
Annual Taxes: \$614.36 with exemptions

SELLER: Dorceil Strader

AUCTIONEER: Jerry Ehle



260-749-0445 • 866-340-0445
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Residential Client Full Detail Report

Listings as of 05/29/2014

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Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	201420660	732 Park Avenue	New Haven	IN 46774	Status	Active	LP	\$0
	Area	Allen County	Parcel ID	02-13-12-304-006.000-041	Type	Site-Built Home		
	Sub	Fairview	Cross Street	Mourey	Bedrms	3	F Baths	1 H Baths 1
	Location	City/Town/Suburb	Style	One and Half Story				
	School District	EAC Elem	New Haven Primary Sch...	JrH	New Haven	SrH	New Haven	
	Legal Description	Fairview Lot 52 Fairview E 10 ft Lot 51						
	Directions	Mourey Street to Park Ave.						

Remarks Auction is June 25 at 6. Home close to walking distance to schools and parks. 3 BR plus den with a 1 1/2 bath home. 2 bedrooms up and mst on the main with double closets. Kitchen has been remodeled with eating area, nice size living room, with family room at the back of the home, there is a enclosed sun room. 1 car attached garage with walk up stairs to the attic. patio area off of the sun room and family room area. plus fenced backyard. Gas FA/CA.

Sec	Lot 52	Zoning	Lot Ac/SF/Dim	0.2000	/	8,712	60x150	Src N	Lot Des	Level	
Township	Adams	Abv Gd Fin SqFt	2,040	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	2,040	Year Built	1950
Age	64	New/Not Applicable	Date Complete	Ext	Stone, Vinyl	Fndtn	Slab			# Rooms	8

Room Dimensions

	DIM	L									
LR	18 x 13	M	Baths	Full	Half	Water	CITY	Dryer Hookup Gas	No	Fireplace	No
DR	x		B-Main	1	1	Sewer	City	Dryer Hookup Elec	No	Guest Qtrs	No
FR	28 x 11	M	B-Upper	0	0	Fuel /	Gas, Forced Air	Dryer Hook Up Gas/Elec	No	Split FlrPln	No
KT	13 x 10	M	B-Blw G	0	0	Heating		Disposal	No	Ceiling Fan	No
BK	x					Cooling	Central Air	Water Soft-Owned	No	Skylight	No
DN	13 x 11	M	Laundry Rm		Main	9	x 9	Water Soft-Rented	No	ADA Features	No
MB	13 x 13	M						Alarm Sys-Sec	No	Fence	Decorative
2B	18 x 9	U						Alarm Sys-Rent	No	Golf Course	No
3B	14 x 12	U						Jet/Grdn Tub	No	Nr Wlkg Trails	No
4B	x		Garage	1.0	/ Attached	/	28 x 13 / 364.00	Pool	No	Garage Y/N	Yes
5B	x		Outbuilding	None		x		Pool Type		Garage Dr Opnr:	No
RR	x		Outbuilding			x		Off Street Pk			
LF	x		Assn Dues			Not Applicable					
EX	16 x 11	M	Other Fees								
WtrType			Restrictions								
Water Features			Water Access			Wtr Name					
			Wtr Frtg			Channel Frtg					

Virtual Tours:

[Unbranded Virtual Tour](#)

Auction Yes	Auction Reserve Price \$	Auction Date 6/25/2014	Auction Time 6
Auctioneer Name Jerry W Ehle	Auctioneer License # AU19300123	Financing: Proposed Cash, Conventional	Exemptions Homestead
Annual Taxes \$614.36	Is Owner/Seller a Real Estate Licensee No	Year Taxes Payable 2013	Possession doc
List Office Schrader Real Estate and Auction of Fort Wayne - Offc.: (260) ...			

Yes

Pending Date	Closing Date	Selling Price	How Sold	CDOM	1
Ttl Concessions Paid		Sold/Concession Remarks			
Presented by: Jerry Ehle - Cell: (260) 410-1996		/ Schrader Real Estate and Auction of Fort Wayne - Offc.: (260) 749-0445			
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PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$1500 down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The final bid is subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Warranty Deed.

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession day of closing, immediately following the closing.

REAL ESTATE TAXES: Real Estate Taxes will be pro-rated to the day of closing.

SURVEY: A new perimeter survey will be completed only if necessary for Title Commitment. The seller shall determine any need for a new survey and shall order survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.

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