

Presented

Jody M Bartkus - Cell: 260-715-9797



Residential Agent Full Detail Report

Property Type RESIDENTIAL	Status Partial Listing		CDO	DOM	Auction Yes		
MLS # Temp-61398	2922 Sunnyside Avenue	New Castle	IN 47362)	LP \$0		
	Area Henry County	Parcel ID 33-12-23-340-243.000-016	Type Site-Built Home		Waterfront No		
	Sub Sunny Side / Sunnyside	Cross Street	Bedrms 2	F Baths 1	H Baths 0		
	Township Henry	Style One Story	REO No	Short Sale	No		
	School District NCCSC	Elem Riley JrH Ne	ew Castle SrH		New Castle		
	Legal Description SUNNYSIDE ADD LOTS 267 & 268						
	Directions 3 & 38- South on 3 to F	Riley Road. East on Riley to Kennard Court. Nor	th on Kennard Co	urt to Sunnyside	e. North on Sunnyside to		
	Inside City Y City Zon	ning NewCastl1 County Zoning	Zoning	Description			

Remarks Discover potential in this cozy 2-bedroom, 1-bath home offering 980 sq. ft. of living space on a 0.27-acre lot in New Castle. Whether you're looking for your next home or investment property, this charming house has great bones and room for customization. Don't miss the opportunity to walk through the home during our open house on Sunday, August 3rd from 2-5. Then, come prepared to bid during the live auction on August 11th at 6:00 PM!

Agent Remarks This is an estate auction. Seller has never lived in the house. Open house on August 3rd 2-5. Auction on Monday August 11 at 6:00pm.

Sec	Lot 0	Lot		0.2700	/ 11,	892 /	100X119	Lot Desc Level					
Abov	e Gd Fin S	SqFt 980	Above	Gd Uni	fin SqFt 0	Belo	w Gd Fin SqFt	Ttl Below Gd SqFt	896	Ttl Fin SqFt 980	Year Built	195	
Age	74 N e	w Const	No	Date	Complete		Ext Vinyl	Bsmt Unfinished		•	#	5	
Roo	m Dimens	ions	Baths	Full	Hal	Water	CITY	Basement Mater	ial Pou	ured Concrete			
F	RM DIM	LV	B-Main	1	0	Well Type		Dryer Hookup G		Fireplace	No		
LR	16 x 12	M	B-Upper	0	0	Sewer	City	Dryer Hookup El		Guest Qtrs	No		
DR	9 x 8	M	B-Blw G	0	0	Fuel /	Gas, Forced Air	Dryer Hookup G		Split Firpin	No		
FR	X		Laundry	Rm N	/lain	Heating		Disposal	No	Ceiling Fan	Yes		
KT	10 x 13	M	Laundry	L/W 1	12 x 9	Cooling	None	Water Soft-Owne	ed No	Skylight	No		
BK	X		AMENITI	ES Ce	iling Fan(s)	, Range/Ov	en Hook Up Gas	Water Soft-Rent	ed No	ADA Feature	es No		
DN	Х							Alarm Sys-Sec	No	Fence Cha	in Link		
1B	11 x 11	M						Alarm Sys-Rent	No	Golf Course	No		
2B	10 x 10	M						Garden Tub	No	Nr Wikg Tra	ils No		
3B	X		Garage	1	.0 / Det	ached /	20 x 24 /	Jet Tub	No	Garage Y/N	Yes		
4B	Х		Outbuild	•	lone		X	Pool	No	Off Street P	k No		
5B	Х		Outbuild	-			X	Pool Type					
RR	12 x		Assn Du		Freque	ncy Not Applicab		SALE INCLUDES Refrigerator, Washer, Dryer-Electric, Range-Gas,					
LF	Х		Other Fe					Water Heater Gas					
EX	Х		Restricti	ons N	lo			TINEI EAGE NO	110				
Wate	r Access			V	Vtr Name			Water Frontage		Channel			
Water Features					Water Type		Lake Type						
Aucti	ioneer Naı	ne Steve I	Bartkus &	Dylan	L	.ic# AU11	100072 & Auctio	on Date 8/11/2025 Tim	e 6:00p	Location Online and	l at the prope	erty f	
Finar	ncing: Ex	isting No	one			Prop	osed Cash, Conv	rentional		Excluded Party None			
Annual Taxes \$1,200.36 Exemption Homestead					Yea	r Taxes Payable 2025		Assessed Value \$113,	400.00				
Poss	ession	closing											
List (Office Cl	ENTURY 2	1 Bradley	Realty,	Inc - Off: 26	60-399-117	7 List Agent	t Stephen J Bartkus - C	ell: 260-4	137-6555			
Agen	t E-mail	steve@s	stevebartk	us.com			List Agen	t - User Code UP38800226	5	List Team			
Co-Li	ist Office	CENTU	RY 21 Bra	dley Re	alty, Inc		Co-List A	gent Jody M Bartkus -	Cell: 260	-715-9797			
Shov	ving Instr												
List [Date 7/14	/2025 S	tart Show	ing Dat	e	Ехр [Date 6/18/2026	Owner/Seller a Real Esta	te Licen	see No Agent/Owne	r Related	No	
Selle	r Concess	ions Offe	r Y/N				Seller Concession	on Amount \$					
20116	ract Type	Exclusive	Right to Se	ell						Special List Cond.	None		
	Virtual Tours: Lockbox		Type None	ype None Lockbox Location			Type of Sale						
Cont	al Tours:	Pending Date Closing Da) ata	e Selling Price			How Sold					
Cont Virtu					Closing D	ale	Jeil			non colu			
Control Virtua		s Paid			•	cession Re		gc		Conc Paid By			
Control Virtua Pend Ttl Co	ing Date	s Paid			•	cession Re							

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.

Broker Commissions are not set by law and are fully negotiable. © 2025 IRMLS. All Rights Reserved.

Page Number: Page 1 of 1 07/15/2025 10:47 AM

CENTURY 21 Bradley Realty, Inc - Off: 260-399-1177