




Residential Agent Full Detail Report

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Property Type	RESIDENTIAL	Status	Active	CDO	0	DOM	0	Auction	Yes	
MLS #	202541101	1509 Coventry Court	Auburn	IN	46706	LP	\$222,600			
	Area	Dekalb County	Parcel ID	17-10-04-100-120.000-010	Type	Site-Built Home	Waterfront	No		
	Sub	None	Cross Street		Bedrms	3	F Baths	3	H Baths	0
	Township	Jackson	Style	One and Half Story	REO	No	Short Sale	No		
	School District	DCU	Elem	McKenney-Harrison	JrH	Dekalb	SrH	Dekalb		
	Legal Description	SECONDARY PLAT OF VILLAS OF COVENTRY EX N PT LOT 70 ACRES .250								
Directions	Auburn Drive to 46A South to Coventry Lane on left. Go straight into the cul-de-sac ahead. Home on the right.									
Inside City	Y	City Zoning	R1	County Zoning	Zoning Description					

Remarks Auction with NO RESERVE! Don't miss this incredible opportunity! Open Houses on Thursday Oct 23rd 4-6 pm & Thursday Oct 30th 4-6 pm. Online and LIVE auction on November 5th at 5:30 PM. This beautiful Duplex Villa in the Villas of Coventry offers 2 bedrooms plus a large 21x16 finished bonus room upstairs with an attached full bath—perfect as a 3rd bedroom or guest suite. The great room features a striking chamfer ceiling, while the master suite includes a full bath with a custom walk-in bathtub. Enjoy quality finishes throughout, including full front brick, custom cabinets with crown molding, pocket doors at the master closet and laundry room, and stainless steel kitchen appliances. The back patio includes a custom adjustable awning for your shade. Comfort and efficiency come standard with a 95% efficient gas furnace, central air, and programmable thermostat. Enjoy many great neighbors that enjoy get togethers right out front in the driveway! The finished garage adds convenience and storage. This is your chance to buy at Auction with NO RESERVE—Bid

Agent Remarks All agents representing clients must accompany their client at the showing or open houses. Agents must accompany their client at the auction and must have the Realtor Registration form signed by your clients within 48 before the auction.

Sec	Lot 70	Lot	0.2500		/ 10,890		/ 52X209		Lot Desc	Level							
Above Gd Fin SqFt		1,784	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		1,784	Year Built	2013	
Age	12	New Const	No	Date Complete			Ext	Brick, Vinyl	Bsmt		None					#	6
<u>Room Dimensions</u>			Baths	Full	Hal	Water	CITY		Basement Material								
	RM DIM	LV	B-Main	2	0	Well Type			Dryer Hookup Gas	No	Fireplace			No			
LR	18 x 15	M	B-Upper	1	0	Sewer	City		Dryer Hookup Elec	No	Guest Qtrs			No			
DR	10 x 11	M	B-Blw G	0	0	Fuel /	Gas, Forced Air		Dryer Hookup G/E	Yes	Split FlrPln			No			
FR	0 x 0	N	Laundry Rm	Main		Heating			Disposal	No	Ceiling Fan			Yes			
KT	10 x 11	M	Laundry L/W	5 x 7		Cooling	Central Air		Water Soft-Owned	No	Skylight			No			
BK	0 x 0	N	AMENITIES Attic Storage, Ceiling Fan(s), Dryer Hook Up					Water Soft-Rented		No	ADA Features			No			
DN	0 x 0	N	Gas/Elec, Range/Oven Hk Up Gas/Elec, Great Room					Alarm Sys-Sec		No	Fence	None					
1B	13 x 15	M						Alarm Sys-Rent		No	Golf Course			No			
2B	11 x 11	M						Garden Tub		No	Nr Wlkg Trails			No			
3B	16 x 21	U	Garage	2.0	/ Attached	/	20 x 21	/ 420.00	Jet Tub	No	Garage Y/N			Yes			
4B	x		Outbuilding 1	None			x		Pool	No	Off Street Pk			Yes			
5B	x		Outbuilding 2				x		Pool Type								
RR	x		Assn Dues	\$1,200.00		Frequency	Annually		SALE INCLUDES		Dishwasher, Microwave, Refrigerator, Range						
LF	0 x 0		Other Fees						-Electric								
EX	x		Restrictions	Yes						FIREPLACE		None					

Water Access		Wtr Name		Water Frontage		Channel													
Water Features		None		Water Type		Lake Type													
Auctioneer Name		Steve Bartkus		Lic #		AU11100072		Auction Date		11/5/2025		Time		5:30		Location		On Site	
Financing:		Existing		Proposed		Cash, Conventional		Excluded Party		None									
Annual Taxes		\$1,728.40		Exemption		Homestead, Supplemental		Year Taxes Payable		2025		Assessed Value		\$219,400.00					
Possession		Closing																	
List Office		CENTURY 21 Bradley Realty, Inc - Off: 260-399-1177		List Agent		Stephen J Bartkus - Cell: 260-437-6555													
Agent E-mail		steve@stevebartkus.com		List Agent - User Code		UP388002265		List Team											
Co-List Office		CENTURY 21 Bradley Realty, Inc		Co-List Agent		Jody M Bartkus - Cell: 260-715-9797													

Showing Instr

List Date	10/10/2025	Start Showing Date	Exp Date	3/31/2026	Owner/Seller a Real Estate Licensee	No	Agent/Owner Related	No
Seller Concessions Offer Y/N			Seller Concession Amount \$					
Contract Type	Exclusive Right to Sell					Special List Cond.	None	
Virtual Tours:	Lockbox Type	Mechanical/Combo		Lockbox Location	front door		Type of Sale	
Pending Date	Closing Date			Selling Price		How Sold		
Ttl Concessions Paid		Sold/Concession Remarks				Conc Paid By		
Sell Office		Sell Agent						
Co-Sell Office		Co-Sell Agent				Sell Team		
Presented	Jody M Bartkus - Cell: 260-715-9797			/	CENTURY 21 Bradlev Realty, Inc - Off: 260-399-1177			

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