


Property Type	RESIDENTIAL	Status	Active	CDOM	1	DOM	1	Auction	Yes	
MLS #	201911752	215 N Tamarack Street	Warsaw	IN	46580	Status	Active	LP	\$0	
	Area	Kosciusko County	Parcel ID	43-11-08-200-776.000-032						
	Sub	Lansdales	Cross Street	Site-Built Home						
	Location	City/Town/Suburb	Style	One Story	Bedrms	2	F Baths	1	H Baths	0
	REO	No	Short Sale	No						
	School District	WRS	Elem	Lincoln	JrH	Lakeview	SrH	Warsaw		
	Legal Description	004-044-057 S 40 Ft Lot 238 Lansdales Ad								
Directions	From Center Street, go North on Tamarack Street. Cross Main, property will be on the west side of road									

**Remarks** This property is going to auction: May 2, 2019, 6pm at the property. 2-3 Bedroom, 1 bath home featuring open dining room & kitchen area as well as a full basement! Basement was utilized as a woodworking shop previously, could be a nice space for an office! Home has detached garage. Great starter or downsizing option or utilize as a rental! Average Monthly Utilities: \$63/Electric, \$50/Gas, \$25/Water, \$21/Sewage Open House: April 24, 5:30-6pm

**Agent Remarks** Auction: May 2, 6 pm at the property. TERMS: \$1,000 down with the balance due at closing. Taxes Prorated. No Survey. RE BROKERS: Must register clients 24 hours in advance & be at all showings/open house & auction to represent them. Registration form in docs. ESTATE PROPERTY

Sec	Lot	Zoning	Lot Ac/SF/Dim				0.0610	/ 2,657	/ 66x40	Src N	Lot Des	0-2.9999	
Township	Wayne		Abv Gd Fin SqFt	1,088	Below Gd Fin SqFt	168	Ttl Below Gd SqFt	712	Ttl Fin SqFt	1,256	Year Built	1898	
Age	121 New No		Date Complete			Ext	Aluminum	Fndtn	Partial Basement			# Rooms	7
Room Dimensions			Baths	Full	Half	Water	CITY	Basement Material		Block			
	DIM	L	B-Main	1	0	Sewer	City	Dryer Hookup Gas	No	Fireplace	No		
LR	16 x 8	M	B-Upper	0	0	Fuel	Gas, Forced Air	Dryer Hookup Elec	Yes	Guest Qtrs	No		
DR	10 x 10	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No		
FR	x					Cooling	Central Air	Disposal	No	Ceiling Fan	No		
KT	16 x 8	M	Laundry Rm	Basement		x		Water Soft-Owned	No	Skylight	No		
BK	x		AMENITIES Attic Pull Down Stairs, Attic Storage, Dryer Hook Up Electric, Porch Enclosed, Range/Oven Hook Up Gas, Tub /Shower Combination, Main Level Bedroom Suite, Washer Hook <th>Water Soft-Rented</th> <td>No</td> <th>ADA Features</th> <td>No</td> <th></th> <th></th>				Water Soft-Rented	No	ADA Features	No			
DN	x							Alarm Sys-Sec	No	Fence			
MB	12 x 12	M						Alarm Sys-Rent	No	Golf Course	No		
2B	12 x 12	M	Garage	1.0	/ Detached	/ 24 x 19	/ 456.00	Garden Tub	No	Nr Wlkg Trails	No		
3B	x		Outbuilding	None		x		Jet Tub	No	Garage Y/N	Yes		
4B	x		Outbuilding			x		Pool	No	Off Street Pk	Yes		
5B	x		Assn Dues	Not Applicable				Pool Type					
RR	x		Other Fees										
LF	x		Restrictions										
EX	x		Water Access	Wtr Name									
WtrType			Wtr Frtg		Channel Frtg								
Water Features			Lake Type										
Auction	Yes	Auctioneer Name		Chad Metzger				Auctioneer License #		AC31300015			
Owner Name													
Financing: Existing			Proposed				Excluded Party		None				
Annual Taxes	\$457.30	Exemptions	Homestead, Over 65,				Year Taxes Payable	2019	Assessed Value				
Is Owner/Seller a Real Estate Licensee			No				Possession	at closing					
List Office	Metzger Property Services, LLC - office: 260-982-0238						List Agent	Chad Metzger - Cell: 260-982-9050					
Agent E-mail	chad@metzgerauction.com						List Agent - User Code		UP388053395				
Co-List Office			Co-List Agent										
Showing Instr	Showingtime or Open House												
List Date	4/2/2019	Exp Date	8/30/2019	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	Yes	Show Comments	Yes		Yes
IDX Include	Y	Contract Type	Exclusive Right to Sell		Buyer Broker Comp.	1.5%	Vari.Rate	No	Special List Cond.	None			
Virtual Tours:			Lockbox Type		MECH		Lockbox Location	side door by alley		Type of Sale			
Pending Date			Closing Date		Selling Price		How Sold		CDOM		1		
Ttl Concessions Paid			Sold/Concession Remarks										
Sell Off			Sell Agent		Co-Sell Off		Co-Sell Agent						

Presented by: Tiffany Reimer / Metzger Property Services, LLC  
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