


Property Type		RESIDENTIAL		Status		Active		CDOM		33		DOM		33		Auction No																
MLS #		201916405		4501 W 550 N Road		Peru		IN		46970		Status		Active		LP \$169,900																
	Area		Miami County		Parcel ID		52-04-26-300-001.000-012										Type		Site-Built Home													
	Sub		None		Cross Street												Bedrms		4		F Baths		2		H Baths		1					
	Location		Rural		Style		One and Half Story										REO		No		Short Sale		No									
	School District		NMIC		Elem		North Miami		JrH		North Miami										SrH		North Miami									
	Legal Description		012-35209-01 PT SE1/4 & SW1/4; 26-28-3; 1.241 ACRES; 23 352 00901																													
	Directions		from 31, turn west onto 550 N., property will be on the south side of the road.																													

Remarks COUNTRY Property on 1.24+/- Acres! Freshly painted Home features 4-5 Bedrooms, 2.5 baths with Open Kitchen/Dining/Living Room Area. Kitchen has Custom Oak Cabinets with ample storage & counter top space that opens to the dining room & large living room. Room off of kitchen would make a nice office! Main level has the laundry room and a full bath. Full, Waterproofed Basement is partially finished, complete with a full kitchen that has multiple sinks & is perfect for canning! Basement is a great place to entertain or to have game tables. Upstairs features 3-4 bedrooms with walk-in closets & a full bath! Walk-Up Attic is great for storage and easy to access! Home has 2-car attached garage & Wrap-Around Porch to take in the sunrise or sunset! Many newer mechanicals including: Furnace in 2012, Central Air in 2014, newer windows, roof in 2007 & much more!

Agent Remarks

Sec	Lot	Zoning	Lot Ac/SF/Dim				1.2400 / 54,014 / 200x266				Src N	Lot Des	Level, 0-2.9999						
Township	Jefferson		Abv Gd Fin SqFt		1,904	Below Gd Fin SqFt		952	Ttl	Below Gd SqFt		952	Ttl Fin SqFt	2,856	Year Built	1940			
Age	79	New	No	Date Complete		Ext		Brick, Vinyl		Fndtn	Full Basement, Partially Finished				# Rooms	9			
Room Dimensions			Baths	Full	Half	Water	WELL			Basement Material		Block							
	DIM	L	B-Main	1	0	Sewer	Septic			Dryer Hookup Gas		No	Fireplace	No					
LR	18 x 18	M	B-Upper	1	0	Fuel	Gas, Propane, Forced Air, Propane Tank			Dryer Hookup Elec		Yes	Guest Qtrs	No					
DR	12 x 12	M	B-Blw G	0	1	Heating	Rented Central Air			Dryer Hook Up Gas/Elec		No	Split FlrPln	Yes					
FR	x					Cooling				Disposal		No	Ceiling Fan	Yes					
KT	15 x 15	M	Laundry Rm	Main		x			Water Soft-Owned		Yes	Skylight	No						
BK	x		AMENITIES			1st Bdrm En Suite, Attic Storage, Attic-Walk-up, Ceiling Fan(s), Closet(s) Walk-in, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Open Floor Plan, Porch Covered			Water Soft-Rented		No	ADA Features	No						
DN	x								Alarm Sys-Sec		No	Fence	None						
MB	15 x 15	U							Alarm Sys-Rent		No	Golf Course	No						
2B	15 x 15	U	Garage	2.0	/ Attached		/ 24 x 24 / 576.00		Garden Tub		No	Nr Wlkg Trails	No						
3B	12 x 12	U	Outbuilding	Pole/Post		48 x 24 1152		Jet Tub		No		Garage Y/N	Yes						
4B	10 x 8	M	Outbuilding	Pole/Post		30 x 18 540		Pool		No		Off Street Pk	Yes						
5B	x		Assn Dues			Not Applicable			Pool Type										
RR	20 x 20	L	Other Fees			SALE INCLUDES No Appliances Included, Sump Pump, Water Heater Gas, Water Softener-Owned													
LF	x		Restrictions																
EX	15 x 15	L	Water Access		Wtr Name														
WtrType			Wtr Frtg			Channel Frtg													
Water Features			Lake Type																
Auction	No	Auctioneer Name				Auctioneer License #													
Owner Name																			
Financing: Existing				Proposed													Excluded Party		None
Annual Taxes	\$333.34	Exemptions	Homestead, Mortgage,				Year Taxes Payable	2019	Assessed Value										
Is Owner/Seller a Real Estate Licensee				No				Possession	at cloing										
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	4/30/2019	Exp Date	9/30/2019	Publish to Internet		Yes	Show Addr to Public	Yes	Allow AVM	Yes	Show Comments	Yes							
IDX Include	Y	Contract Type	Exclusive Right to Sell				Buyer Broker Comp.	1.5%	Vari.Rate	No	Special List Cond.	None							
Virtual Tours:			Unbranded Virtual Tour		Lockbox Type	MECH		Lockbox Location	door		Type of Sale								
Pending Date			Closing Date			Selling Price			How Sold			CDOM 33							
Ttl Concessions Paid				Sold/Concession Remarks															
Sell Off			Sell Agent				Co-Sell Off				Co-Sell Agent								

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