


Property Type	RESIDENTIAL	Status	Active	CDOM	201	DOM	201	Auction No
MLS #	201946002	7365 W State Road 16	Roann	IN	46974	Status	Active	LP \$119,000
	Area	Wabash County	Parcel ID	85-09-02-200-024.000-010	Type	Manuf. Home/Mobile		
	Sub	None	Cross Street		Bedrms	3	F Baths	2
	Location	Rural	Style	One Story	REO	No	Short Sale	No
	School District	WAC	Elem	Metro North/Sharp Creek	JrH	Northfield	SrH	Northfield
	Legal Description	PINE RIDGE ESTATES LOT 1 1.01AC						
	Directions	Go North on State Road 15, Turn West onto State Road 16, Home will be on south side.						
Inside City Limits	N	City Zoning		County Zoning	R1	Zoning Description		

Remarks MOTIVATED SELLER, BRING OFFER! Country Home on 1 Acre features 3 bedrooms, 2 baths, and an attached 2-car garage. Home is full of natural light making everything feel open and bright! Master has en-suite bath and large walk-in closet! Kitchen with pantry and island seating opens to dining room & large living room complete with gas fireplace! Room between Garage and home can be a nice den or office space! Garage has workshop area and 2nd garage door on back side of the home, perfect for storing lawn equipment! Home has concrete patio area complete with electric awning, great for entertaining.

Agent Remarks MOTIVATED SELLER, BRING OFFER!

Sec	Lot	Lot Ac/SF/Dim	1.0100	43,996	209 ft x 230 ft	/	N	/ Src	Lot Des	Level, 0-2.9999				
Township	Paw Paw		Abv Gd Fin SqFt		1,680	Below Gd Fin SqFt		0	Ttl Below Gd SqFt	1,680	Ttl Fin SqFt	1,680	Year Built	1998
Age	22	New	No	Date Complete		Ext	Vinyl		Fndtn	Crawl			# Rooms	5
Room Dimensions			Baths	Full	Half	Water	WELL		Basement Material		Block			
	DIM	L	B-Main	2	0	Sewer	Septic		Dryer Hookup Gas	No	Fireplace	Yes		
LR	18 x 15	M	B-Upper	0	0	Fuel	Forced Air		Dryer Hookup Elec	No	Guest Qtrs	No		
DR	12 x 12	M	B-Blw G	0	0	Heating			Dryer Hook Up Gas/Elec	No	Split FlrPln	No		
FR	x					Cooling	Central Air		Disposal	Yes	Ceiling Fan	Yes		
KT	12 x 12	M	Laundry Rm	Main	6	x 6			Water Soft-Owned	Yes	Skylight	No		
BK	x		AMENITIES 1st Bdrm En Suite, Ceiling Fan(s), Closet(s) Walk						Water Soft-Rented	No	ADA Features	No		
DN	x		-in, Deck Covered, Disposal, Eat-In Kitchen, Garage Door						Alarm Sys-Sec	No	Fence	None		
MB	15 x 12	M	Opener, Open Floor Plan, Pantry-Walk In, Porch Enclosed,						Alarm Sys-Rent	No	Golf Course	No		
2B	12 x 12	M	Garage	2.0	/ Attached	/ 40	x 25	/ 1,000.00	Garden Tub	No	Nr Wlkg Trails	No		
3B	12 x 10	M	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						SALE INCLUDES		Dishwasher, Microwave, Refrigerator, Kitchen			
LF	x		Restrictions						Exhaust Hood, Oven-Gas, Range-Gas, Water Heater Electric, Water					
EX	x		Water Access					Wtr Name	Softener-Owned					
WtrType			Wtr Frtg			Channel Frtg			FIREPLACE		Living/Great Rm, Gas Starter			
Water Features			None			Lake Type								
Auction	No	Auctioneer Name						Auctioneer License #						

Financing:	Existing	Proposed	Excluded Party	None
Annual Taxes	\$24.00	Exemptions	Disabled Vet, Homestead,	Assessed Value
Is Owner/Seller a Real Estate Licensee	No	Year Taxes Payable	2019	
List Office	Metzger Property Services, LLC - office: 260-982-0238	Possession	At Closing	
Agent E-mail	chad@metzgerauction.com	List Agent	Chad Metzger - Cell: 260-982-9050	
Co-List Office		List Agent - User Code	UP388053395	
Showing Instr	Showingtime or Open House	Co-List Agent		
List Date	10/18/2019	Exp Date	8/1/2020	
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	side door on patio	Type of Sale		
Pending Date		Closing Date		
Selling Price		How Sold		
CDOM	201			
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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