## **Residential Agent Full Detail Report**

Schedule a Showing

Page 1 of 1

H Baths

Property TypeRESIDENTIALStatusActiveCDOM1DOM1Auction YesMLS # 2020405506737 N Kalorama RoadLeesburgIN 46538StatusActiveLP \$0

WES # 202040330 0737 N.

Area Kosciusko County

Parcel ID 43-08-07-400-077.000-023Type Site-Built Home

Sub Kalorama Park

Cross Street

Bedrms 3 F Baths 1

 Location
 Lake
 Style
 One and Half Story
 REO
 No
 Short Sale
 No

 School District
 WSC
 Elem
 North Webster
 JrH
 Wawasee
 SrH
 Wawasee

**Legal Description** 005-026-039 LOT 9 1ST ADD TO KALORAMA PARK

Directions From SR 13, Head West on 800 N. Turn South on 400 E then East on Kalorama Road. Property will be on South side of road.

Inside City Limits N City Zoning County Zoning R1 Zoning Description Residential

Remarks Gorgeous Lakefront Home with 2-Car Detached Garage going up for Auction on Monday, October 26, 2020! This Beautiful Home features 3 Bedrooms, 1 Bath with Stunning Views on Lake Tippecanoe! This airy home features large windows allowing for ample Natural Light and Views of the Water! Enjoy Relaxing or Entertaining friends and family on the 2 Story Deck! The 2-Car Detached Garage has plenty of Storage space for Lake Essentials and vehicles! Just steps away from fishing & launching your boat off your Dock! Come bid on this house individually or in combination with the off-lake home across the street that could be potential income! Come take a look, Open House: Monday, October 19 5:30-6:30

Agent Remarks Auction: Monday, 10.26.20 at 6 pm Open House: Monday 10.19.20 at 5:30-6:30pm Terms: \$3,000.00 down the day of the auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

	Lot 9		Ac/SF/Dim		/ 7,84	+ 1	/ 40 x 200		Src Y Lot	Des Wale	1110111, 0-2.99	999, Lake, Wa	ILCI VICW	
Towr	n <b>ship</b> Tip	ppecanoe		Abv Gd F	in SqFt	1,392 <b>Bel</b>	low Gd Fin S	<b>qFt</b> 0	Ttl Below Gd S	<b>qFt</b> 0	Ttl Fin So	<b>qFt</b> 1,392	Year Built	1908
Age	112 <b>New</b>	No No	Da	te Comp	lete	E	<b>xt</b> Vinyl	F	ndtn Crawl				# Rooms	7
Roor	n Dimensi	ons	Baths	Full	Half	Water	WELL		Basement Mat	erial Blo	ock			
	DIM	L	B-Main	1	0	Sewer	Septic		Dryer Hookup	Gas No		Fireplace	No	
LR	15 x 15	М	B-Upper	0	0	Fuel	Gas, Forced	l Air	Dryer Hookup	Elec No		Guest Qtrs	No	
DR	12 x 12	М	B-Blw G	0	0	Heating			Dryer Hook U	Gas/Elec	No	Split Firpin	No	
FR	X					Cooling	Central Air		Disposal	No		Ceiling Fan	Yes	
KT	12 x 10	М	Laundry	Rm	Main		Х		Water Soft-Ov	ned Yes	3	Skylight	No	
BK	X				•	• ,,,	Ceilings-Vault		Water Soft-Re	nted No		ADA Feature	s No	
DN	X			•			ont, Garage D nower Combin	•	Alarm Sve-So	: No		Fence		
MB	12 x 12	U	, Lanusca	pea, Ope	II FIOOI PI	ian, rub/on	lower Combin	iation, Main	Alarm Sys-Re	nt No		Golf Course	No	
2B	12 x 12	U	Garage	2.0	/ Det	ached	/ 24 x 24	/ 576.00	Garden Tub	No		Nr Wlkg Trai	ls No	
3B	10 x 10	U	Outbuildi	<b>ng</b> No	ne	X			Jet Tub	No		Garage Y/N	Yes	
4B	X		Outbuildi	ng		X			Pool	No		Off Street Pk	(	
5B	X		Assn Due	es	N	ot Applicab	ole		Pool Type					
		X Other Fees							SALE INCLUDES Dishwasher, Microwave, Refrigerator, Sump Pump					
	Х		Other Fee	es					SALE INCLUD	<b>ES</b> Dishw	asher, Micro	owave, Refrige	erator, Sump	Pump
RR	x x		Other Fee						SALE INCLUD Water Heater E				erator, Sump	Pump
RR LF				ons	KE	Wtr Name	• Tippeca	anoe					erator, Sump	Pump
RR LF EX	х	<b>;</b>	Restriction	ons cess LA	KE <b>g</b> 40.00		e Tippeca annel Frtg	anoe 0.00					erator, Sump	Pump
RR LF EX WtrT	x x		Restriction	ons cess LA Wtr Frt	<b>g</b> 40.00	Cha	annel Frtg		Water Heater E				erator, Sump	Pump
RR LF EX WtrT Wate	x x <b>ype</b> Lake	<b>s</b> 1	Restriction Water Ac	cess LA Wtr Frt Pier/Dock	<b>g</b> 40.00 Available	Cha	annel Frtg Type	0.00	Water Heater E	lectric, Wa		-Owned	erator, Sump	Pump
RR LF EX WtrT Wate	X X ype Lake r Features	<b>s</b> 1	Restriction Water Ac Pier/Dock, F	cess LA Wtr Frt Pier/Dock	<b>g</b> 40.00 Available	Cha Lake	annel Frtg Type	0.00	Water Heater E	lectric, Wa	ter Softener-	-Owned	erator, Sump	Pump
RR LF EX WtrT Wate Auct	X X <b>ype</b> Lake r <b>Features</b> <b>ion</b> Yes	Auct	Restriction Water Ac Pier/Dock, F	ons cess LA Wtr Frt Pier/Dock	<b>g</b> 40.00 Available Chad Metz	Cha Lake zger & John Pro	annel Frtg Type  Burnau  pposed	0.00	Water Heater E	lectric, Wa	ter Softener-	Owned 800015		Pump
RR LF EX WtrT Wate Auct Owner	X <b>ype</b> Lake <b>r Features</b> <b>ion</b> Yes <b>er Name</b>	Auct	Restriction Water Ac Pier/Dock, F	ons cess LA Wtr Frt Pier/Dock	<b>g</b> 40.00 Available Chad Metz	Cha Lake zger & John	annel Frtg Type  Burnau  pposed	0.00	Water Heater E  IL  Auctioneer	lectric, Wa	ter Softener- AC313	Owned		Pump
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Proceeded by:

Presented by: Tiffany Reimer / Metzger Property Services, LLC

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