Residential Agent Full Detail Report

Class RESIDENTIAL
Property Type Manuf. Home/Mobile Home

MLS # 104 Timothy Avenue — **Peru** — **LP** — **IN** 46970 — **$0**



Area Miami County
Sub None
Township Peru
School District Peru Community Schools
Intermediate
Parcel ID
Cross Street
Style One Story
JrH Peru
Type Manuf.
Bedrms 3
F Baths 2
H Baths 0
REO No
Short Sale No
Waterfront No
Elem Elmwood/Blair Pointe
SrH Peru
Legal Description None, for home only, no real estate to be included
Directions to Property From Hwy 24, turn South onto N Broadway St, East on Madison Ave, North on Nellies Alley, then property is the 1st property on the North side of Timothy Ave on the corner

Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks Inviting 3-bedroom, 2-bath manufactured home built in 2005 by Hart Selling via Online Auction on Tuesday, November 24th at 6 pm. This is in the Miamisport Community and this manufactured home features an open floor plan, entry foyer, upgraded carpeting, and laminate flooring in the kitchen and dining area. Eat-in kitchen offers a closet pantry, while the primary bedroom suite includes a walk-in closet and jet tub. Enjoy outdoor living with a covered front porch and open back deck. Situated on a corner lot with an attached 2 -car garage and concrete driveway, this home offers comfortable living and practical amenities. Open House: Nov. 15th • 3 - 3:30 pm

Agent Remarks Online Auction: Tuesday, November 24th at 6 pm Open House: Sunday, Nov. 15th • 3-3:30 pm Full terms available in DOCS. See documents for full park rules. Buyer is responsible for utilities, lawn, maintenance, & lot rent of $490/month. RE BROKERS: Must register clients 24 hours in advance of the auction & be present with them at all showings they attend. Client Registration form available on bidding site.

Sec **Lot** **Lot Ac/SF/Dim** / /
Above Gd Fin SqFt **Above Gd Unfin SqFt** **Below Gd Fin SqFt**
Age 21 **New Const** No **Date Complete** **Ext** Vinyl

Lot Desc
Ttl Below Gd SqFt 0 **Ttl Fin SqFt** 0 **Year Built** 2005
Bsmt None **# Rooms** 6
Basement Material

Room Dimensions	RM	DIM		LVL
LR	23	x	13	M
DR	9	x	13	M
FR		x		
KT	14	x	13	M
BK		x		
DN		x		
1B	14	x	13	M
2B	10	x	13	M
3B	10	x	13	M
4B		x		
5B		x		
RR		x		
LF		x		
EX		x		

Baths	Full	Half
B-Main	2	0
B-Upper	0	0
B-Blw G	0	0

Laundry Rm Main
Laundry L/W 12x 9
Water City
Well Type
Sewer City
Fuel / Gas, Forced Air
Heating
Cooling Central Air

AMENITIES 1st Bdrm En Suite, Ceiling Fan(s), Closet(s) Walk-in, Deck Open, Detector-Smoke, Eat-In Kitchen, Foyer Entry, Jet Tub, Open Floor Plan, Porch Covered, Range/Oven Hook Up Gas

Dryer Hookup Gas	No		Fireplace	No			
Dryer Hookup Elec	yes		Guest Qtrs	No			
Dryer Hookup G/E	No		Split Flrpln	No			
Disposal	No		Ceiling Fan	Yes			
Water Soft-Owned	No		Skylight	No			
Water Soft-Rented	No		ADA Features	No			
Alarm Sys-Sec	No		Fence				
Alarm Sys-Rent	No		Golf Course	No			
Garden Tub	No		Nr Wlkg Trails	No			
Jet Tub	Yes		Garage Y/N	Yes			
Pool	No		Off Street Pk	Yes			

Garage 2.0 / Attached / x /
Outbuilding 1 None x
Outbuilding 2 x
Assn Dues **Frequency** Lot Rent $490 / month
Other Fees
Restrictions
Pool Type
SALE INCLUDES Dishwasher, Refrigerator, Range-Gas

Water Access **Wtr Name** **Water Frontage** **Channel Frontage**
Water **Water Type** **Lake Type**
Auctioneer Name Chad Metzger **Lic #** AC31300015 **Auction Date** **Time** 6 pm **Location** Online: BidMetzger.com
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $657.00 **Exemptions** **Year Taxes Payable** 2026 **Assessed Value**
Possession At closing

List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**
Listing Facilitator
Co-List Office Metzger Property Services, LLC **Co-List Agent**

Showing Instr Showingtime or Open House
List Date **Start Showing Date** **Exp Date** **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N No **Seller Concession Amount $** **Special List Cond.** None
Contract Type Exclusive Right to Sell **Seller's Disclosure Form** Yes **Form Exception**
Virtual **Lockbox Type** Mechanical/Combo **Lockbox Location** Door **Type of Sale**
Offer Accepted 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 Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.
Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.