


<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes	
<b>MLS #</b> 202123652	6746 N Kalorama Road	Leesburg	IN 46538	<b>Status</b> Active	<b>LP</b> \$0
	<b>Area</b> Kosciusko County	<b>Parcel ID</b> 43-08-07-400-073.000-023	<b>Type</b> Site-Built Home		
	<b>Sub</b> Kalorama Park	<b>Cross Street</b>	<b>Bedrms</b> 3	<b>F Baths</b> 2	<b>H Baths</b> 0
	<b>Location</b> Lake	<b>Style</b> One and Half Story	<b>REO</b> No	<b>Short Sale</b> No	
	<b>School District</b> WSC Elem	North Webster	<b>JrH</b> Wawasee	<b>SrH</b> Wawasee	
	<b>Legal Description</b> 005-026-072 LOTS 4 & 5 3RD ADD TO KALORAMA				
	<b>Directions</b> From SR 13, head West on 800 N. Turn South on 400 E, then Southeast on Kalorama Road. Property will be on the East side of the				
	<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> R1	<b>Zoning Description</b>	

**Remarks** Newly Renovated Home just off of Lake Tippecanoe is going to Online Only Auction on Tuesday, July 6, 2021 - Bidding begins closing out at 6:00pm! This home features 3 Bedrooms & 2 Baths with a 3-Car Attached Garage! It has an Open Concept Floor Plan & a Newly Renovated Kitchen & Bathroom! The Kitchen has All New Appliances, Stone Countertops, & Beamed Ceiling! Enjoy your evenings relaxing by the Firepit while taking in the beautiful Water Views! Loft Area can be used as a Rec Room, Entertaining Space or Office Area. The 3-Car Garage has ample storage space and potential room for a hobby area/workshop space along with your vehicles & lake necessities! This home comes with a slip for your boat at the Tippecanoe Boat Company for the remainder of 2021 season & can be renewed for 2022! Great Opportunity to own a home just off Lake Tippecanoe! Open House: Tuesday, June 29 5-6pm

**Agent Remarks** Online Auction: Tues. 7.6.21 6pm Open House: Tues. 6.29.21 5-6pm Terms: 10% 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.

<b>Sec</b> Lot 4	<b>Lot Ac/SF/Dim</b> 0.3400 / 14,810 / 100x150	<b>Src N</b>	<b>Lot Des</b> 0-2.9999, Water View		
<b>Township</b> Tippecanoe	<b>Abv Gd Fin SqFt</b> 2,388	<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 0	<b>Ttl Fin SqFt</b> 2,388	<b>Year Built</b> 1937
<b>Age</b> 84	<b>New</b> No	<b>Date Complete</b>	<b>Ext</b> Vinyl	<b>Fndtn</b> Slab	<b># Rooms</b> 8
<b>Room Dimensions</b>	<b>Baths</b> Full Half	<b>Water</b> WELL	<b>Basement Material</b>		
<b>DIM</b> L	<b>B-Main</b> 1 0	<b>Sewer</b> Septic	<b>Dryer Hookup Gas</b> No	<b>Fireplace</b>	No
<b>LR</b> 23 x 16	<b>B-Upper</b> 1 0	<b>Fuel</b> Forced Air	<b>Dryer Hookup Elec</b> No	<b>Guest Qtrs</b>	No
<b>DR</b> x	<b>B-Blw G</b> 0 0	<b>Heating</b>	<b>Dryer Hook Up Gas/Elec</b> Yes	<b>Split FlrPln</b>	No
<b>FR</b> 33 x 21		<b>Cooling</b> Central Air	<b>Disposal</b> Yes	<b>Ceiling Fan</b>	Yes
<b>KT</b> 19 x 15	<b>Laundry Rm</b> Main	x	<b>Water Soft-Owned</b> No	<b>Skylight</b>	No
<b>BK</b> x	<b>AMENITIES</b> Built-In Entertainment Ct, Ceiling Fan(s), Ceilings		<b>Water Soft-Rented</b> No	<b>ADA Features</b>	No
<b>DN</b> x	-Beamed, Closet(s) Walk-in, Countertops-Stone, Deck Open,		<b>Alarm Sys-Sec</b> No	<b>Fence</b>	
<b>MB</b> 16 x 12	Detector-Smoke, Disposal, Dryer Hook Up Gas/Elec, Eat-In		<b>Alarm Sys-Rent</b> No	<b>Golf Course</b>	No
<b>2B</b> 17 x 16	<b>Garage</b> 3.0 / Attached	/ 50 x 26 / 1,300.00	<b>Garden Tub</b> No	<b>Nr Wlkg Trails</b>	No
<b>3B</b> 17 x 16	<b>Outbuilding</b> None	x	<b>Jet Tub</b> No	<b>Garage Y/N</b>	Yes
<b>4B</b> x	<b>Outbuilding</b>	x	<b>Pool</b> No	<b>Off Street Pk</b>	
<b>5B</b> x	<b>Assn Dues</b>	Not Applicable	<b>Pool Type</b>		
<b>RR</b> x	<b>Other Fees</b>		<b>SALE INCLUDES</b> Dishwasher, Microwave, Refrigerator, Oven-Electric,		
<b>LF</b> x	<b>Restrictions</b>		Range-Electric, Sump Pump, Water Heater Gas, Water Heater Tankless,		
<b>EX</b> x	<b>Water Access</b>	<b>Wtr Name</b>	Window Treatment-Shutters		
<b>WtrType</b>	<b>Wtr Frtg</b>	<b>Channel Frtg</b>	<b>Lake Type</b>		
<b>Water Features</b>	<b>Auction</b> Yes		<b>Auctioneer Name</b> Chad Metzger & Tim Pitts	<b>Auctioneer License #</b>	AC31300015
<b>Owner Name</b>					
<b>Financing: Existing</b>	<b>Proposed</b>		<b>Excluded Party</b> None		
<b>Annual Taxes</b> \$1,915.24	<b>Exemptions</b>		<b>Year Taxes Payable</b> 2021	<b>Assessed Value</b>	
<b>Is Owner/Seller a Real Estate Licensee</b>	No		<b>Possession</b> At Closing		
<b>List Office</b> Metzger Property Services, LLC - office: 260-982-0238			<b>List Agent</b> Chad Metzger - Cell: 260-982-9050		
<b>Agent E-mail</b> chad@metzgerauction.com			<b>List Agent - User Code</b>	UP388053395	
<b>Co-List Office</b>			<b>Co-List Agent</b>		
<b>Showing Instr</b> Showing time or Open House			<b>Start Showing Date</b>		
<b>List Date</b> 6/18/2021	<b>Exp Date</b> 9/30/2021	<b>Publish to Internet</b> Yes	<b>Show Addr to Public</b> Yes	<b>Allow AVM</b> Yes	<b>Show Comments</b> Yes
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>Buyer Broker Comp.</b> 2.0%	<b>Vari.Rate</b> No	<b>Special List Cond.</b> None	
<b>Virtual Tours:</b>	<b>Lockbox Type</b> MECH	<b>Lockbox Location</b> Front Door	<b>Type of Sale</b>		
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b> 0	
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>				
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Co-Sell Off</b>	<b>Co-Sell Agent</b>		

Presented by: Chad Metzger / Metzger Property Services, LLC

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