

Property Type RESIDENTIAL Status Active CDOM 3 DOM 3 Auction No  
 MLS # 201734896 1017 Shady Lane Warsaw IN 46580 Status Active LP \$140,000



Area Kosciusko County Parcel ID 43-11-16-300-629.000-032 Type Site-Built Home  
 Sub Shady Lane Cross Street Bedrms 3 F Baths 2 H Baths 1  
 Location City/Town/Suburb Style One Story REO No Short Sale No  
 School District WRS Elem Eisenhower JrH Edgewood SrH Warsaw  
 Legal Description 004-075-086 Pt S 1/2 S 1/2 Sw 16-32-6 .34A PER DEED  
 Directions Take Country Club road to Shady Lane, look for signs!

Remarks This property is going to auction on August 19, 2017, 10 am, at the property. Auction estimate: \$140,000 - \$210,000. This must-have home is located just off of Winona Lake in the Shady Lane, Country Club neighborhood. Home features 3 bedrooms, 2 1/2 baths, an updated high-end kitchen, full basement complete with a bar and an attached 2 car garage. Custom kitchen open to patio perfect for entertaining! Fireplaces in the living room and basement are the perfect place to relax! Prime location, makes this a must see! Open House: August 13, 1-3 pm.

Agent Remarks This property is going to auction on August 19, 2017, 10 am, at the property. Auction estimate: \$140,000 - \$210,000. TERMS: \$1,000 down day of the auction, balance at closing. RE BROKERS: must register 24 hrs in advance & be present at all showings, OH and auction. Form in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim	0.4210 / 18,339 / 183x103	Src N	Lot Des	Corner, Level,				
Township	Wayne	Abv Gd Fin SqFt	2,547	Below Gd Fin SqFt	849	Ttl Below Gd SqFt	849	Ttl Fin SqFt	3,396	Year Built	1962
Age	55	New	No	Date Complete	Ext	Brick, Masonry	Fndtn	Crawl, Partial Basement, Finished	# Rooms	8	
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Block	Dryer Hookup Gas	No	Fireplace	Yes
DIM	L	B-Main	2	1	Sewer	Public	Dryer Hookup Elec	Yes	Guest Qtrs	No	
LR	29 x 22	M	B-Upper	0	0	Fuel	Gas, Forced Air	Dryer Hook Up Gas/Elec	No	Split FlrPln	No
DR	12 x 10	M	B-Blw G	0	0	Heating	Central Air	Disposal	Yes	Ceiling Fan	Yes
FR	x					Cooling	8 x 6	Water Soft-Owned	No	Skylight	No
KT	15 x 15	M	Laundry Rm	Main				Water Soft-Rented	No	ADA Features	No
BK	x		AMENITIES	1st Bdrm En Suite, Ceiling Fan(s), Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Kitchen Island, Landscaped, Patio Covered, Porch				Alarm Sys-Sec	No	Fence	
DN	x							Alarm Sys-Rent	No	Golf Course	No
MB	23 x 15	M						Garden Tub	No	Nr Wlkg Trails	No
2B	18 x 17	M	Garage	2.0 / Attached	/ 24 x 24 / 576.00			Jet Tub	No	Garage Y/N	Yes
3B	12 x 15	M	Outbuilding	None	x			Pool	No	Off Street Pk	Yes
4B	x		Outbuilding		x			Pool Type			
5B	x		Assn Dues		Not Applicable			FIREPLACE	Living/Great Rm, Basement		
RR	x		Other Fees								
LF	x		Restrictions								
EX	x		Water Access		Wtr Name						
WtrType			Wtr Frtg		Channel Frtg						

Water Features  
 Auction No Auctioneer Name Chad Metzger Auctioneer License # AC31300015  
 Owner Name  
 Financing: Existing Proposed Excluded Party None  
 Annual Taxes \$19.25 Exemptions Homestead, Over 65 Year Taxes Payable 2017 Assessed Value  
 Is Owner/Seller a Real Estate Licensee No Possession DOC  
 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 7/28/2017 Exp Date 9/19/2017 Publish to Internet Yes Show Addr to Public Yes Allow AVM No Show Comments Yes  
 IDX Include Y Contract Type Exclusive Right to Sell Buyer Broker Comp. 1% Vari.Rate No Special List Cond. None  
 Virtual Tours: Unbranded Virtual Tour Lockbox Type MECH Lockbox Location front door Type of Sale  
 Pending Date Closing Date Selling Price How Sold CDOM 3  
 Ttl Concessions Paid Sold/Concession Remarks  
 Sell Off Sell Agent Co-Sell Off Co-Sell Agent  
 Presented by: Tiffany Reimer / Metzger Property Services, LLC  
 Information is deemed reliable but not guaranteed.