

Property Type RESIDENTIAL Status Active CDOM 0 DOM 0 Auction Yes
 MLS # 201832567 7705 W Camabraw Park Ln. Akron IN 46910 Status Active LP \$0



Area Kosciusko County Parcel ID 43-17-16-300-112.000-021 Type Site-Built Home
 Sub None Cross Street Bedrms 3 F Baths 2 H Baths 0
 Location Lake, Rural Style One Story REO No Short Sale No
 School District TIP Elem Akron JrH Tippe Valley SrH Tippe Valley

Legal Description 025-143-005.A Tr Sw 16-30-5 .49A
 Directions From 114, turn north onto 750 W., Turn West onto Camabraw Park Ln., Property will be on South Side, look for signs.

Remarks Take in gorgeous views from the deck on this 3 bedroom, 2 bath waterfront home on Rock Lake! Home has large eat-in kitchen that opens to the living room. Enjoy outdoor dining on the deck located right off the kitchen for easy entertaining! Large Master Bedroom with Ensuite! Home also has 4 garden sheds for ample storage and a carport. Auction: August 16, 2018, 6 pm at the property. Open house: August 12, 1-2pm. Auction Estimate: \$80,000 - \$120,000.00.

Agent Remarks TERMS: \$1,000 down w/ balance due at closing. Taxes prorated. No Survey. RE BROKERS: Must register 24 hrs in advance of auction and be present at all showings with client & auction. Registration form in docs.

| Sec | Lot | Zoning | Lot Ac/SF/Dim | 0.4940 / 21,519 / 145 x 146 | Src Y | Lot Des | Waterfront, | | | | |
|--|---|-------------------------|-----------------------------|---|------------------------|-----------------------------------|------------------|------------------------|------------------------|----------------|------|
| Township | Seward | Abv Gd Fin SqFt | 1,344 | Below Gd Fin SqFt | 0 | Ttl Below Gd SqFt | 0 | Ttl Fin SqFt | 1,344 | Year Built | 1994 |
| Age | 24 | New | No | Date Complete | Ext | Vinyl | Fndtn | Slab | # Rooms | 6 | |
| Room Dimensions | Baths | Full | Half | Water | WELL | Basement Material | Block | | | | |
| DIM | L | B-Main | 2 | 0 | Sewer | Unknown | Dryer Hookup Gas | No | Fireplace | No | |
| LR | 15 x 15 | M | B-Upper | 0 | 0 | Fuel | Gas, Forced Air | Dryer Hookup Elec | Yes | Guest Qtrs | No |
| DR | x | | B-Blw G | 0 | 0 | Heating | | Dryer Hook Up Gas/Elec | No | Split FlrPln | No |
| FR | x | | | | | Cooling | Central Air | Disposal | No | Ceiling Fan | Yes |
| KT | 18 x 15 | M | Laundry Rm | Main | | | | Water Soft-Owned | No | Skylight | No |
| BK | x | | AMENITIES | 1st Bdrm En Suite, Ceiling-Cathedral, Ceiling Fan(s), Chair Rail, Deck Open, Deck on Waterfront, Dryer Hook Up Electric, Eat-In Kitchen, Jet/Garden Tub, Porch Covered, | | | | Water Soft-Rented | No | ADA Features | No |
| DN | x | | | | | | | Alarm Sys-Sec | No | Fence | |
| MB | 18 x 15 | M | | | | | | Alarm Sys-Rent | No | Golf Course | No |
| 2B | 12 x 10 | M | Garage | / | / | x | / | Garden Tub | No | Nr Wlkg Trails | No |
| 3B | 12 x 10 | M | Outbuilding | Garden Shed | 16 x 12 | | | Jet Tub | No | Garage Y/N | No |
| 4B | x | | Outbuilding | | x | | | Pool | No | Off Street Pk | Yes |
| 5B | x | | Assn Dues | | Not Applicable | | | Pool Type | | | |
| RR | x | | Other Fees | | | | | SALE INCLUDES | No Appliances Included | | |
| LF | x | | Restrictions | | | | | | | | |
| EX | x | | Water Access | LAKE | Wtr Name | Rock Lake | | | | | |
| WtrType | Lake | | Wtr Frtg | 144.00 | Channel Frtg | 0.00 | | | | | |
| Water Features | | | Pier/Dock, Deeded, Recorded | | Lake Type | NOSKI | | | | | |
| Auction | Yes | Auctioneer Name | Chad Metzger | | Auctioneer License # | AC31300015 | | | | | |
| Owner Name | Horn | | | | | | | | | | |
| Financing: | Existing | Proposed | | | Excluded Party | None | | | | | |
| Annual Taxes | \$362.10 | Exemptions | Homestead, Mortgage | | Year Taxes Payable | 2018 | | Assessed Value | | | |
| Is Owner/Seller a Real Estate Licensee | No | | | | Possession | at closing | | | | | |
| 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 | 7/23/2018 | Exp Date | 11/30/2018 | 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. | 1.5% | Vari.Rate | No | Special List Cond. | None | | |
| Virtual Tours: | | Lockbox Type | MECH | Lockbox Location | back door | Type of Sale | | | | | |
| Pending Date | | Closing Date | | Selling Price | | How Sold | | CDOM | 0 | | |
| 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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