

Class RESIDENTIAL

Property Type Site-Built Home

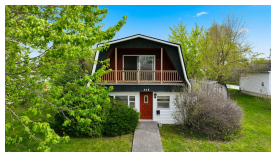
Status Active

CDOM 0

DOM 0

Auction Yes

MLS #	202615531	308 Auditorium Boulevard	Winona Lake	IN 46590	LP \$0
Are	Kosciusko County	Parcel	43-11-16-200-344.000-033		Typ Site-Built Home
Sub	None	Cross Street			Waterfron No
Township	Wayne	Style	One and Half	RE No	Short Sale No
School	WRS	Ele	Jefferson Jr	Lakeview	SrH Warsaw
Legal	006-076-048 LOT 133, W 1/2 LOT 132 1ST AMD & ADD PL WINONA PK & PT VAC ALLEY & LOT 7				
Directions	Park Avenue to Auditorium Blvd., head West, third home, on the N side of road after Court St.				



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

Remarks Location, Lifestyle, & Opportunity! This 3-bedroom, 1.5-bath home on Winona Lake's Island is selling via online auction, Thursday, May 28th at 6 pm. Situated on a spacious double lot, this property offers incredible potential—whether you're looking to renovate, reimagine, or potentially build a new home in one of the area's most desirable locations. The home features a screened-in porch, second-story balcony, and deck—ideal spaces to take in peaceful sunrises and sunsets. Just steps from the channel, you'll enjoy easy boat access to Winona Lake and all it has to offer. Fantastic location at the heart of the Village of Winona, with easy access to biking & walking trails, restaurants, shops, the farmer's market, and

Agent Remarks Online Auction: Thursday, May 28, 2026 at 6:00 pm Open House: Saturday, May 23, 2026, 1:00-2:00 p.m. A 3% buyer's premium will be added to the winning bid, Full Terms in Docs. RE BROKERS: Must register clients 24 hrs in advance of the auction & be present with them at any & all showings they attend. Client Registration form is available on the bidding site. The seller has the right to accept offers prior to auction.

Se	Lo	Lot	0.2700 / 11,761 / 175x69	Lot Desc	Level, 0-2.9999, Lake, Water View						
Above Gd Fin SqFt	1,470	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,470	Year	1941
Age	85	New Const	No	Date Complete		Ext	Vinyl, Wood	Bsmnt	Crawl	#	7
Room Dimensions		Baths	Fu	Ha	Water	PUBL		Basement Material			
RM DIM	LV	B-Main	0	1	Well			Dryer Hookup Gas	No	Fireplace	No
LR	12 x 9	M	B-Upper	1	0	Sewer	Public	Dryer Hookup Elec	No	Guest Qtrs	No
DR	10 x 9	M	B-Blw G	0	0	Fuel /	Gas, Conventional	Dryer Hookup G/E	No	Split Firpln	No
FR	10 x 11	M	Laundry Rm	Main		Heatin		Disposal	No	Ceiling Fan	No
KT	11 x 11	M	Laundry L/W	6 x 9	Coolin	Window		Water Soft-Owned	No	Skylight	No
BK	6 x 8	M	AMENITIES Balcony, Deck Open, Near Walking Trail, Patio Open, Porch Enclosed, Porch Open, Range/Oven Hook Up Gas, Washer Hook-Up				Water Soft-Rented	No	ADA Features	No	
DN	x							Alarm Sys-Sec	No	Fence	
1B	15 x 13	U						Alarm Sys-Rent	No	Golf Course	No
2B	7 x 10	U						Garden Tub	No	Nr Wlkg Trails	Yes
3B	13 x 6	U	Garage	/	/	X	/	Jet Tub	No	Garage Y/N	No
4B	x		Outbuilding 1	Shed	10	X	8 80	Pool	No	Off Street Pk	Yes
5B	x		Outbuilding 2			X		Pool Type			
RR	x		Assn Dues		Frequency	Not Applicable		SALE INCLUDES	Washer, Cooktop-Gas, Dryer-Electric, Water Heater Gas		
LF	x		Other Fees								
EX	x		Restriction								

Water Access		Wtr Name	Winona	Water Frontage		Channel Frontage	
Water Features	Walk to Lake Access			Water Type	Lake	Lake Type	Ski Lake
Auctioneer Name	Chad Metzger & Jason Conley	Lic #	AC31300015	Auction Date	4/29/2026	Time	6:00
Financing:	Existin	Proposed		Location	Online: BidMetzger.com		
Annual Taxes	\$1,574.16	Exemption		Excluded Party	None		
Possession	closing	Year Taxes Payable	2026	Assessed Value			
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			
Co-List Office		Co-List Agent					
Showing Instr	Showingtime or Open House						
List Date	4/29/2026	Start Showing Date		Exp Date	7/15/2026	Owner/Seller a Real Estate Licensee	No
Seller Concessions Offer Y/N		Seller Concession Amount \$		Agent/Owner Related	No	No	
Contract Type	Exclusive Right to Sell			Special List Cond.	None		
Virtual Tours:		Lockbox Type	Mechanical/Combo	Lockbox Location	door		
Pending Date		Closing Date		Selling Price			
Ttl Concessions Paid		Sold/Concession Remarks		How Sold			
Sell Office		Sell Agent		Conc Paid By			
Co-Sell Office		Co-Sell Agent		Sell			
Presented by:	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