

Class RESIDENTIAL

Property Type Site-Built Home

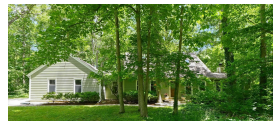
Status Active

CDOM 0

DOM 0

Auction Yes

MLS #	202623831	17001 Platter Pkwy Street	New Haven	IN	46774	LP	\$0
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<b>Area</b>	Allen County	<b>Parcel ID</b>	02-09-23-302-001.000-054	<b>Type</b>	Site-Built Home	<b>Waterfront</b>	No
<b>Sub</b>	Rural	<b>Cross Street</b>		<b>Bedrms</b>	4	<b>F Baths</b>	3
<b>Township</b>	Milan	<b>Style</b>	One and Half Story	<b>REO</b>	No	<b>Short Sale</b>	No
<b>School District</b>	East Allen County			<b>Elem</b>	Woodlan		
<b>Intermediate</b>		<b>JrH</b>	Woodlan	<b>SrH</b>	Woodlan		
<b>Legal Description</b>	Frl E 160 Of W 602 Of Fri N 275ft Nw1/4 Sw1/4 Sec 23						
<b>Directions to Property</b>	24 E to N Webster Rd., head North, to Platter Pkwy, turn Right. Property is on the southeast corner of Platter Pkwy and Wood Ln.						

Inside City Limits	City Zoning	County Zoning	Zoning Description
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**Remarks** Beautifully maintained 4-bedroom, 3-bath home nestled on a private wooded lot is Selling via Online Auction, July 14th at 6 pm. Some of the Features include a stunning great room with soaring ceilings, fireplace, and walls of windows, a character-filled kitchen with vaulted wood ceiling, dedicated office with French doors, multiple living spaces, and a large entertaining deck surrounded by nature. Recent updates include new landscaping and a new crawlspace moisture barrier. A truly peaceful retreat with exceptional privacy and charm - come take a look, Open Houses: Sunday, July 5th 4-5 pm Tuesday, July 8th, 5-6 pm

**Agent Remarks** Auction: Tues. July 14th at 6 pm Open Houses: Sunday, July 5th 4-5 pm Tuesday, July 8th, 5-6 pm A 4% buyer's premium will be added to the winning invoice. Full terms available in DOCS. RE BROKERS: Must register clients in advance of the auction & be present with them at all showings they attend. Client Registration form available on bidding site. This is a joint venture with AAA Auction.

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	0.9300 / 40,511 / 280x160	<b>Lot Desc</b>	Corner, Heavily Wooded					
<b>Above Gd Fin SqFt</b>	3,128	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Fin SqFt</b>	3,128	<b>Year Built</b>	1977	
<b>Age</b>	49	<b>New Const</b>	No	<b>Date Complete</b>		<b>Ext</b>	Vinyl, Wood	<b>Bsmt</b>	Crawl, Slab	
								<b># Rooms</b>	6	
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	<b>Well</b>		<b>Dryer Hookup Gas</b>	No	
<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b>	1	0	<b>Well</b>	Private		<b>Fireplace</b>	Yes	
<b>LR</b>	18 x 14	<b>B-Upper</b>	2	0	<b>Sewer</b>	Public		<b>Dryer Hookup Elec</b>	Yes	
<b>DR</b>	15 x 9	<b>B-Blw G</b>	0	0	<b>Fuel /</b>	Electric, Hot Water		<b>Dryer Hookup G/E</b>	No	
<b>FR</b>	29 x 16	<b>Laundry Rm</b>	Main		<b>Heating</b>			<b>Disposal</b>	No	
<b>KT</b>	x	<b>Laundry L/W</b>	14 x 8		<b>Cooling</b>	Central Air		<b>Water Soft-Owned</b>	No	
<b>BK</b>	x	<b>AMENITIES</b>	1st Bdrm En Suite, Attic Pull Down Stairs, Attic Storage				<b>Alarm Sys-Sec</b>	No	<b>Water Soft-Rented</b>	No
<b>DN</b>	18 x 8		, Attic-Walk-up, Balcony, Cable Available, Ceiling-9+, Countertops				<b>Alarm Sys-Rent</b>	No	<b>ADA Features</b>	No
<b>1B</b>	24 x 15		-Stone, Deck Open, Dryer Hook Up Electric, Eat-In Kitchen, Foyer				<b>Garden Tub</b>	No	<b>Fence</b>	None
<b>2B</b>	11 x 11						<b>Jet Tub</b>	No	<b>Golf Course</b>	No
<b>3B</b>	11 x 11	<b>Garage</b>	2.0	/ Attached	/ 24 x 24	/ 576.00	<b>Pool</b>	No	<b>Nr Wlkg Trails</b>	No
<b>4B</b>	11 x 12	<b>Outbuilding 1</b>	None			x	<b>SALE INCLUDES</b>	Dishwasher, Microwave, Refrigerator, Washer, Window		
<b>5B</b>	x	<b>Outbuilding 2</b>				x	Treatments, Dryer-Electric, Oven-Electric, Range-Electric, Water Filtration System,			
<b>RR</b>	x	<b>Assn Dues</b>			<b>Frequency</b>	Not Applicable	Water Heater Electric, Water Heater - Rental			
<b>LF</b>	x	<b>Other Fees</b>					<b>FIREPLACE</b>	Family Rm, Living/Great Rm, Fireplace Screen/Door, Electric, Wood		
<b>EX</b>	x	<b>Restrictions</b>								

<b>Water</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel Frontage</b>	
<b>Water</b>				<b>Water Type</b>		<b>Lake Type</b>	
<b>Auctioneer Name</b>	Chad Metzger & Rainelle	<b>Lic</b>	AC31300015	<b>Auction Date</b>	6/16/2026	<b>Time</b>	6
<b>Financing: Existing</b>	Conventional	<b>Proposed</b>	Cash	<b>Location</b>	Online at		
<b>Annual</b>	\$2,204.84	<b>Exemptions</b>	Homestead, Mortgage	<b>Year Taxes Payable</b>	2026	<b>Excluded Party</b>	None
<b>Possession</b>	30 days after closing			<b>Assessed Value</b>			
<b>List Office</b>	Metzger Property Services, LLC - Off: 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>List Team</b>	
<b>Co-List Office</b>	Metzger Property Services, LLC			<b>Co-List Agent</b>	Rainelle L Shockome - Cell: 260-341-4801		
<b>Showing</b>	Showingtime or Open house, 4 hours notice						
<b>List Date</b>	6/17/2026	<b>Start Showing Date</b>		<b>Exp Date</b>	12/1/2026	<b>Owner/Seller a Real Estate</b>	No
<b>Seller Concessions Offer Y/N</b>	No	<b>Seller Concession Amount</b>			\$	<b>Agent/Owner Related</b>	No
<b>Contract Type</b>	Exclusive Right to Sell			<b>Special List Cond.</b>	None		
<b>Virtual</b>		<b>Lockbox</b>	Mechanical/Combo	<b>Lockbox Location</b>	front door		
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>Type of Sale</b>	
<b>Ttl Concessions Paid</b>		<b>Sold/Concession</b>				<b>How Sold</b>	
<b>Sell Office</b>		<b>Sell Agent</b>				<b>Conc Paid By</b>	
<b>Co-Sell Office</b>		<b>Co-Sell Agent</b>				<b>Sell Team</b>	

**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 contain all available data.