Residential Agent Full Detail Report

Schedule a Showing

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

Area Allen County **Parcel ID** 02-09-23-302-001.000-054 **Type** Site-Built Home **Waterfront** No
Sub Rural **Cross Street** **Bedrms** 4 **F Baths** 3 **H Baths** 0
Township Milan **Style** One and Half Story **REO** No **Short Sale** No
School District East Allen County **Elem** Woodlan
Intermediate **JrH** Woodlan **SrH** Woodlan
Legal Description Frl E 160 Of W 602 Of Frl N 275ft Nw1/4 Sw1/4 Sec 23
Directions to Property 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**

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 Triple AAA Auction.

Sec **Lot** **Lot Ac/SF/Dim** 0.9300 / 40,511 / 280x160 **Lot Desc** Corner, Heavily Wooded
Above Gd Fin SqFt 3,128 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 0 **Ttl Fin SqFt** 3,128 **Year Built** 1977
Age 49 **New Const** No **Date Complete** **Ext** Vinyl, Wood **Bsmt** Crawl, Slab **# Rooms** 6
Basement Material

Room Dimensions	RM	DIM	LVL
LR	18	x 14	M
DR	15	x 9	M
FR	29	x 16	M
KT		x	
BK		x	
DN	18	x 8	M
1B	24	x 15	U
2B	11	x 11	U
3B	11	x 11	U
4B	11	x 12	M
5B		x	
RR		x	
LF		x	
EX		x	

Baths **Full** **Half**
B-Main 1 0
B-Upper 2 0
B-Blw G 0 0
Laundry Rm Main
Laundry L/W 14 x 8

Water Well
Well Private
Sewer Public
Fuel / Electric, Hot Water
Heating
Cooling Central Air

AMENITIES 1st Bdrm En Suite, Attic Pull Down Stairs, Attic Storage , Attic-Walk-up, Balcony, Cable Available, Ceiling-9+, Countertops -Stone, Deck Open, Dryer Hook Up Electric, Eat-In Kitchen, Foyer

Garage 2.0 / Attached / 24 x 24 / 576.00
Outbuilding 1 None x
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Dryer Hookup Gas No **Fireplace** Yes
Dryer Hookup Elec Yes **Guest Qtrs** No
Dryer Hookup G/E No **Split Flrpln** No
Disposal No **Ceiling Fan** No
Water Soft-Owned No **Skylight** Yes
Water Soft-Rented No **ADA Features** No
Alarm Sys-Sec No **Fence** None
Alarm Sys-Rent No **Golf Course** No
Garden Tub No **Nr Wlkg Trails** No
Jet Tub No **Garage Y/N** Yes
Pool No **Off Street Pk** Yes
Pool Type

SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Window Treatments, Dryer-Electric, Oven-Electric, Range-Electric, Water Filtration System, Water Heater Electric, Water Heater - Rental
FIREPLACE Family Rm, Living/Great Rm, Fireplace Screen/Door, Electric, Wood

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