



Residential Agent Full Detail Report

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Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 0

DOM 0

Auction Yes

MLS #	202642951	201 Chickadee Lane	Warsaw	IN	46580	LP	\$0
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Area	Kosciusko County	Parcel ID	43-11-20-300-137.000-03	Typ	Site-Built Home	Waterfront	No
Sub	Eagle Crest	Cross Street		Bedrm	3	F Baths	2
Township	Wayne	Style	One Story	REO	No	Short Sale	No
School District	Warsaw Community			Ele	Eisenhower		
Intermediate		JrH	Lakeview	SrH	Warsaw		
Legal Description	004-103-108 LOT 24 1ST ADD TO EAGLE CREST						
Directions to Property	SR 15 S to 200 S, turn R to Falcon Drive, turn L then R on Chickadee Lane, property is 9th on R side of road						

Inside City Limits	City Zoning	County Zoning	Zoning Description
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Remarks Open concept 3-Bedroom Ranch Home just South of Warsaw is Selling Online Auction on Wed., Nov. 11th at 6 pm. Step inside to discover an open-concept floor plan designed for easy everyday living and entertaining. The generous living area features vaulted ceilings, creating an airy, open feel, while the seamless connection to the kitchen and dining area allows everyone to stay connected. The kitchen offers abundant cabinetry, ample counter space, and a convenient breakfast bar, making meal preparation and casual dining a breeze. The home features three bedrooms and two full bathrooms, including a main-level bedroom suite that provides a comfortable retreat with the convenience of an attached private bath. Additional bedrooms offer flexibility for family, guests, a home office, or hobbies, while the second full bathroom adds convenience for everyday routines. The large backyard that is fully fenced, with virtually maintenance free PVC Fencing, provides a wonderful space for outdoor gatherings, pets, or simply relaxing in the fresh air. A concrete patio just off the home offers an ideal spot for grilling or enjoying a quiet evening outdoors, while the landscaped front yard adds to the property's curb appeal. The attached three-car garage is another standout feature! Recent updates include: All new Carpet throughout the home & new Tile in the Bathrooms. Landscaping was recently refreshed, home & fencing

Agent Remarks Online Auction: Wednesday, November 11th at 6pm Open House: Sunday, November 8th from 1-2 pm Full terms available in DOCS. RE BROKERS: Must register clients in 24 hrs in advance of auction & be present with them at all showings they attend. Client Registration form available on bidding site. Recent updates include: All new Carpet throughout the home & new Tile in the Bathrooms. Landscaping was recently refreshed, home & fencing pressure washed making this home move-in ready!

Sec	Lot	Lot Ac/SF/Dim	0.5400 / 23,522 / 78x197x81x168	Lot Desc	Level, 0-2.9999
Above Gd Fin SqFt	1,475	Above Gd Unfin SqFt	0	Ttl Below Gd SqFt	0
Age	13	New Const	No	Ttl Fin SqFt	1,475
		Date Complete		Year Built	2013
				Ext Vinyl	
				Bsmt Slab	# Rooms 7
Room Dimensions		Baths	Full	Half	Water
	RM DIM	LV	B-Main	2	0
L	19 x 18	M	B-Upper	0	0
D	9 x 11	M	B-Blw G	0	0
F	x		Laundry Rm	Main	Heating
K	12 x 10	M	Laundry L/W	5 x 6	Cooling
B	x		AMENITIES Breakfast Bar, Ceiling-9+, Ceiling Fan(s), Ceilings		
D	x		-Vaulted, Closet(s) Walk-in, Countertops-Laminate, Dryer Hook Up		
1B	15 x 15	M	Electric, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Jet		
2B	11 x 10	M			
3B	11 x 12	M	Garage	3.0 / Attached	/ 22 x 33 / 726.
4B	x		Outbuilding	None	x
5B	x		Outbuilding 2		x
R	x		Assn Dues	\$75.00	Frequency Annually
LF	x		Other Fees		
E	x		Restrictions	Yes	

Water Access	Water	Water	Channel
Auctioneer Name	Chad Metzger and Jason Conley	Lic #	AC31300015
Financing Existing		Propose	
Annual	\$5,416.56	Exemption	
Possession	At closing	Year Taxes	2026
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
Co-List Office	Metzger Property Services, LLC	List Team	
Showing Instr	Showingtime or Open House	Co-List Agent	Tiffany Reimer - Cell: 260-571-7910
List Date	10/16/202	Start Showing Date	
Seller Concessions Offer Y/N	No	Exp Date	11/30/202
Contract	Exclusive Right to Sell	Owner/Seller a Real Estate Licensee	No
Virtual		Agent/Owner Related	No
Offer Accepted		Seller Concession Amount \$	
Ttl Concessions Paid		Special List Cond.	None
Sell Office		Seller's Disclosure Form	Yes
Co-Sell Office		Form Exception	
Presented	Tiffany Reimer - Cell: 260-571-7910	Lockbox Type	Mechanical/Combo
		Lockbox Location	Door
		Closing Date	
		Selling Price	
		Type of Sale	
		How Sold	
		Conc Paid	

Assessed Value	
List Agent	Chad Metzger - Cell: 260-982-9050
List Agent - User Code	UP388053395
List Team	
Co-List Agent	Tiffany Reimer - Cell: 260-571-7910
Showing Instr	Showingtime or Open House
List Date	10/16/202
Start Showing Date	
Exp Date	11/30/202
Owner/Seller a Real Estate Licensee	No
Agent/Owner Related	No
Seller Concessions Offer Y/N	No
Seller Concession Amount \$	
Special List Cond.	None
Contract	Exclusive Right to Sell
Seller's Disclosure Form	Yes
Form Exception	
Virtual	
Lockbox Type	Mechanical/Combo
Lockbox Location	Door
Type of Sale	
Offer Accepted	
Closing Date	
Selling Price	
How Sold	
Conc Paid	
Ttl Concessions Paid	
Sold/Concession	
Sell Office	
Sell Agent	
Co-Sell Office	
Co-Sell	
Sell Team	
Presented	Tiffany Reimer - Cell: 260-571-7910
	/ Metzger Property Services, LLC - Off: 260-982-0238

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