Residential Agent Full Detail Report

Schedule a Showing

Page 1 of 1

Property TypeRESIDENTIALStatusActiveCDOM1DOM1Auction NoMLS #201800522105 S Buffalo StreetNorth ManchesterIN 46962StatusActiveLP \$175,800

201800522 105 S Buffalo Street North Manchester IN 46962 **Status** Active

Area Wabash County **Parcel ID** 85-07-05-101-089.000-002**Type** Site-Built Home

Area Wabash County Parcel ID 85-07-05-101-088

Sub None Cross Street

Location City/Town/Suburb Style One Story

Bedrms 3 F Baths 2 H Baths 0
REO No Short Sale No

 Location
 City/Town/Suburb
 Style
 One Story
 REO
 No
 Short Sale
 No

 School District
 MCS
 Elem
 Manchester
 JrH
 Manchester
 SrH
 Manchester

Legal Description CHRISTIAN SHIVELY LOT 6 & N PT LOT 7, Parcel: 85-07-05-101-089.000-002

Directions Turn South onto Buffalo street from Main St. (St. Rd. 114), home is one block south and on the east side of the road.

Remarks Brand new semi-custom home featuring 1,674 sq. ft. with 3 large bedrooms, 2 full baths with an open-concept eat-in kitchen, living and formal dining room! Master suite has en-suite and 6 x 8 ft walk-in closet! 9' ceilings along with vaulted ceiling in living area makes the home feel open and spacious. Concrete patio off of living room/kitchen is perfect for entertaining! New stainless appliances to stay! Home features a two car attached garage and main level laundry room. Seller should have inside finished by Feb. 1, and is willing to consider customizing options such as flooring, paint color, finishing touches on un-finished areas to make this your dream home! This home also has tank-less on demand water heater & 2 stage natural gas (American standard) HVAC. All of the mechanical equipment in the home comes with registered transferable warranty to the buyer! Don't miss your opportunity for this outstanding new home!!

Agent Remarks Seller should have inside finished by Feb. 1, if your client brings offer prior they are willing to consider customizing options such as flooring, paint color, finishing touches on the un-finished areas. Per county Assessor, taxes with a mortgage & homestead exemption would be approximately \$637.00.

Sec Lot 6 Zoning					Lot Ac/	Lot Ac/SF/Dim 0.3000 / 13,068			3 / 118 x 110			Src N Lot Des Level			
Towr	nship Che	ester		Abv Gd	Fin SqF	t 1,674 B e	low Gd Fin So	qFt	0	Ttl Below Gd SqFt	0	Ttl Fin	SqFt 1,674	Year Built	2018
Age	0 New	Custom	Da Da	te Com	plete	02/01/201	Ext Concrete	e,	Fnd	t n Slab				# Rooms	9
Roor	n Dimensio	ns	Baths	Full	Half	Water	CITY			Basement Material					
	DIM	L	B-Main	2	0	Sewer	City			Dryer Hookup Gas	No		Fireplace	No	
LR	19 x 18	M	B-Upper	0	0	Fuel	Gas, Forced	Air		Dryer Hookup Elec	No		Guest Qtrs	No	
DR	11 x 12	M	B-Blw G	0	0	Heating				Dryer Hook Up Gas	/Elec	Yes	Split Firpin	Yes	
FR	X					Cooling	Central Air			Disposal	Yes		Ceiling Fan	Yes	
KT	9 x 19	M	Laundry	Rm	Main	8	x 8			Water Soft-Owned	No		Skylight	No	
BK	X									Water Soft-Rented	No		ADA Feature	es No	
DN	X Breakfast Bar, Cable Avail							Alarm Sys-Sec	No		Fence				
MB	13 x 16	13 x 16 M		Ceiling-Tray, Ceiling Fan(s), Closet(s) Walk-in, Countertops						Alarm Sys-Rent	No		Golf Course	No	
2B	13 x 11	M	Garage	2.	.0 / A	ttached	/ 21 x 22	/ 462	2.00	Garden Tub	No		Nr Wlkg Tra	ils No	
3B	12 x 12	М	Outbuildi	ing N	lone	X				Jet Tub	No		Garage Y/N	Yes	
4B	X		Outbuildi	ing		Х				Pool No)		Off Street PI	k Yes	
5B	χ Assn Dues			Not Applicable				Pool Type							
RR	X		Other Fee	es						SALE INCLUDES	Dishwa	sher, M	icrowave, Refrig	erator, Ice M	laker,
LF	X		Restrictions							Kitchen Exhaust Hoo	od, Rar	ige/Ove	n-Dual Fuel, Wa	ter Heater G	Sas
ΕX	(x		Water Access			Wtr Nam	Wtr Name								
/ trT	уре		Wtr Frtg			Channel Frtg									
Wate	r Features														
Auct	ion No	Auct	Auctioneer Name							Auctioneer Licen	se#				
_															

Owner Name

Financing: Existing None Proposed Cash, Conventional, FHA, USDA, VA Excluded Party None

Annual Taxes \$0.00 Exemptions Year Taxes Payable 2017 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 Tiffany Reimer - Cell: 260-571-7910

Agent E-mailtiff@metzgerauction.comList Agent - User CodeUP388053396

Co-List Office Co-List Agent

Showing Instr Showingtime

List Date 1/3/2018 Exp Date 3/31/2018 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% Vari.Rate No Special List Cond. None

Virtual Tours: Lockbox Type MECH Lockbox Location Gas Meter Type of Sale

Pending Date Closing Date Selling Price How Sold CDOM 1

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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