


Property Type	RESIDENTIAL	Status	Active	CDOM	12	DOM	12	Auction	Yes		
MLS #	201816411	700 S Harkless Drive	Syracuse	IN	46567	Status	Active	LP	\$275,000		
	Area	Kosciusko County	Parcel ID	43-04-08-200-664.000-026	Type	Site-Built Home					
	Sub	Merrill's	Cross Street			Bedrms	5	F Baths	3	H Baths	0
	Location	Lake	Style	Two Story	REO	No	Short Sale	No			
	School District	WSC	Elem	Syracuse	JrH	Wawasee	SrH	Wawasee			
	Legal Description	008-032-002.A LOT 14 LESS 7' E PT & N 7 1/2 LOT 15 MERRILLS ADD TO LAKE WAWASEE									
	Directions	Take Huntington St. to Pickwick Dr., go east. Turn south onto Harkless Drive, home is at the corner of Harkless and Pickwick.									

Remarks Great opportunity with this spacious 5 bedroom, 3 bath home on a huge channel front corner lot on Lake Wawasee!! Home has 70 ft. of Channel Frontage! Home is move-in ready and features a large, eat-in kitchen and a living room with a fireplace. Enjoy gorgeous waterfront views with a great patio perfect for entertaining!! Large, partially fenced yard. Home has an attached 2-car garage for additional storage.

Agent Remarks

Sec	Lot 14	Zoning				Lot Ac/SF/Dim	0.5210 / 22,695 / 253x92			Src Y	Lot Des	Corner, Waterfront,	
Township	Turkey Creek		Abv Gd Fin SqFt	2,520	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0		Ttl Fin SqFt	2,520	Year Built	1970
Age	48	New No	Date Complete		Ext	Vinyl, Limestone	Fndtn	Crawl				# Rooms	11
Room Dimensions			Baths	Full	Half	Water	CITY		Basement Material	Block			
	DIM	L	B-Main	1	0	Sewer	City		Dryer Hookup Gas	No	Fireplace	Yes	
LR	14 x 16	M	B-Upper	2	0	Fuel	Gas, Forced Air, Hot Water		Dryer Hookup Elec	Yes	Guest Qtrs	No	
DR	x		B-Blw G	0	0	Heating			Dryer Hook Up Gas/Elec	No	Split FlrPln	No	
FR	10 x 29	M				Cooling	Central Air		Disposal	No	Ceiling Fan	Yes	
KT	15 x 24	M	Laundry Rm		Main	7	x 10		Water Soft-Owned	No	Skylight	No	
BK	x		AMENITIES	1st Bdrm En Suite, Ceiling Fan(s), Deck on Waterfront, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Kitchen Island, Landscaped, Open Floor Plan, Range				Water Soft-Rented	No	ADA Features	No		
DN	x							Alarm Sys-Sec	No	Fence			
MB	17 x 11	U						Alarm Sys-Rent	No	Golf Course	No		
2B	15 x 12	U	Garage	2.0	/ Attached	/ 32	x 24 / 768.00		Garden Tub	No	Nr Wlkg Trails	No	
3B	15 x 12	U	Outbuilding	Garden Shed	10 x 10				Jet Tub	No	Garage Y/N	Yes	
4B	13 x 10	U	Outbuilding			x			Pool	No	Off Street Pk	Yes	
5B	10 x 10	U	Assn Dues			Not Applicable			Pool Type				
RR	x		Other Fees					SALE INCLUDES	No Appliances Included				
LF	x		Restrictions					FIREPLACE	Living/Great Rm				
EX	x		Water Access	CHFR		Wtr Name	LkWawasee						
WtrType	Lake		Wtr Frtg	70.00		Channel Frtg	70.00						
Water Features		Deeded											
Auction	Yes	Auctioneer Name	Chad Metzger					Auctioneer License #	AC31300015				
Owner Name	Butler Estate												
Financing:	Existing			Proposed	Cash, Conventional, FHA, USDA, VA			Excluded Party	None				
Annual Taxes	\$2,663.24	Exemptions	Homestead, Supplemental		Year Taxes Payable	2018		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	Chad Metzger - Cell: 260-982-9050							
Agent E-mail	chad@metzgerauction.com						List Agent - User Code	UP388053395					
Co-List Office					Co-List Agent								
Showing Instr	Showingtime												
List Date	4/25/2018	Exp Date	9/30/2018	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.	1.5%	Vari.Rate	No	Special List Cond.	None				
Virtual Tours:	Unbranded Virtual Tour	Lockbox Type	MECH	Lockbox Location	front door	Type of Sale							
Pending Date		Closing Date		Selling Price		How Sold		CDOM	12				
Ttl Concessions Paid		Sold/Concession Remarks											
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent							

Information is deemed reliable but not guaranteed.

MLS content is Copyright © 2016 Indiana Regional Multiple Listing Service LLC
Featured properties may not be listed by the office/agent presenting this brochure.