

Property Type RESIDENTIAL Status Active CDOM 44 DOM 44 Auction No
 MLS # 201819490 38 E 1200 S. Silver Lake IN 46982 Status Active LP \$275,000



Area Kosciusko County Parcel ID 43-18-11-300-015.000-013 Type Site-Built Home
 Sub None Cross Street Bedrms 5 F Baths 2 H Baths 0
 Location Rural Style Two Story REO No Short Sale No
 School District WRS Elem Claypool JrH Edgewood SrH Warsaw
 Legal Description 035-055-002.A PT SW SW SW 11-30-6 2.19A PER CALC
 Directions Take County Farm Road to 1200 S., Home is at the corner. Look for signs!

Remarks Look no further for your dream country property! Gorgeous, Modern-Farm House on 2 acres with 5 bedrooms, 2 baths, large remodeled kitchen with custom cabinetry! Kitchen is ideal with lots of storage, countertop space, gas range, and pantry! Kitchen opens to the Dining Room and Living Room both with Hardwood floors and detailed trim. Home has 2 downstairs bedrooms, one is currently set up as a licensed beauty salon with separate entrance and driveway for clients. Easy to convert back to a bedroom or to utilize for your business! Upstairs features 3 bedrooms with large closets, full bathroom and a landing area great for kids to play, office area or whatever fits your needs! Home has been completely updated including: Newer premium lifetime roof, newer furnace & central air conditioners, water softener, updated electrical with 200 amp service and new windows throughout! Hardwood and laminate floors lower level, hardwood and newer carpet upstairs. Solid oak doors & detailed trim can be found on both levels of the home. The Outside features 2 main level covered porches, and an upper level covered balcony. Fenced area for pets and kids, well-maintained landscaping, fruit tree orchard and garden area are great outside features! 2 car garage, insulated, with built-in storage and very large barn with full upstairs loft. Barn has newly installed separate electrical service with Two 200 amp panels. Don't miss this opportunity for your

Agent Remarks

| Sec | Lot | Zoning | Lot Ac/SF/Dim | 2.1900 / 95,396 / 347 x 270 | Src N | Lot Des | Corner, Level, | | | | | |
|-----------------|------------|--------------|--|-----------------------------|-------------------|--|------------------------|---|----------------|------------|------------|------|
| Township | Lake | | Abv Gd Fin SqFt | 2,548 | Below Gd Fin SqFt | 0 | Ttl Below Gd SqFt | 330 | Ttl Fin SqFt | 2,548 | Year Built | 1900 |
| Age | 118 New No | | Date Complete | | Ext | Vinyl | Fndtn | Crawl, Slab, Partial Basement, Unfinished | | # Rooms | 10 | |
| Room Dimensions | | Baths | Full | Half | Water | WELL | Basement Material | Block, Stone | | | | |
| | DIM L | B-Main | 1 | 0 | Sewer | Septic | Dryer Hookup Gas | No | Fireplace | Yes | | |
| LR | 16 x 14 M | B-Upper | 1 | 0 | Fuel | Gas, Propane, Forced Air, Propane Tank | Dryer Hookup Elec | Yes | Guest Qtrs | No | | |
| DR | 14 x 12 M | B-Blw G | 0 | 0 | Heating | Rented Central Air | Dryer Hook Up Gas/Elec | No | Split FlrPln | Yes | | |
| FR | x | | | | Cooling | | Disposal | No | Ceiling Fan | No | | |
| KT | 16 x 12 M | Laundry Rm | Main | | | x | Water Soft-Owned | Yes | Skylight | No | | |
| BK | x | AMENITIES | Balcony, Ceiling-9+, Chair Rail, Closet(s) Walk-in, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Landscaped, Natural Woodwork, Pantry-Walk In, | | | | | | | | | |
| DN | x | | | | | | Water Soft-Rented | No | ADA Features | No | | |
| MB | 14 x 16 U | | | | | | Alarm Sys-Sec | No | Fence | Chain Link | | |
| 2B | 16 x 14 U | Garage | 2.0 | / Attached | / 26 x 24 | / 624.00 | Alarm Sys-Rent | No | Golf Course | No | | |
| 3B | 12 x 10 U | Outbuilding | Barn | | 70 x 40 | | Garden Tub | No | Nr Wlkg Trails | No | | |
| 4B | 8 x 14 M | Outbuilding | | | x | | Jet Tub | No | Garage Y/N | Yes | | |
| 5B | 12 x 10 M | Assn Dues | | | Not Applicable | | Pool | No | Off Street Pk | Yes | | |
| RR | x | Other Fees | | | | | Pool Type | | | | | |
| LF | 8 x 10 U | Restrictions | | | | | SALE INCLUDES | Dishwasher, Microwave, Refrigerator, Kitchen Exhaust Hood, Oven-Gas, Range-Gas, Water Heater Electric, Water Softener-Owned | | | | |
| EX | x | Water Access | | | Wtr Name | | FIREPLACE | Living/Great Rm, Gas Log | | | | |

| Water Features | Wtr Type | Wtr Frtg | Channel Frtg | Lake Type | Auction No | Auctioneer Name | Auctioneer License # |
|--|---|---------------|-----------------------------------|--------------------|-----------------------------------|------------------------|----------------------|
| | | | | | | Alexander | |
| Financing: | Existing | Proposed | Cash, Conventional, FHA, USDA, VA | Excluded Party | None | | |
| Annual Taxes | \$914.12 | Exemptions | Homestead, Supplemental | Year Taxes Payable | 2018 | Assessed Value | |
| Is Owner/Seller a Real Estate Licensee | No | Possession | closing | List Agent | Chad Metzger - Cell: 260-982-9050 | List Agent - User Code | UP388053395 |
| List Office | Metzger Property Services, LLC - office: 260-982-0238 | Co-List Agent | | | | | |
| Agent E-mail | chad@metzgerauction.com | | | | | | |
| Showing Instr | Showingtime | | | | | | |

| List Date | 5/10/2018 | Exp Date | 8/10/2018 | 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. | 1.0% | Vari.Rate | No | Special List Cond. | None | | |
| Virtual Tours: | Unbranded Virtual Tour | Lockbox Type | MECH | Lockbox Location | door to left of | Type of Sale | | | | | |
| Pending Date | | Closing Date | | Selling Price | | How Sold | | CDOM | 44 | | |
| Ttl Concessions Paid | | Sold/Concession Remarks | | | | | | | | | |
| Sell Off | | Sell Agent | | Co-Sell Off | | Co-Sell Agent | | | | | |
| | | Presented by: | Tiffany Reimer / Metzger Property Services, LLC | | | | | | | | |