


Listings as of 07/22/2018

Property Type	RESIDENTIAL	Status	Active	CDOM	1	DOM	1	Auction No				
MLS #	201832417	1020 Saint James Ct.	Wabash	IN	46992	Status	Active	LP \$449,900				
	Area	Wabash County	Parcel ID	85-14-03-404-068.000-009					Type	Site-Built Home		
	Sub	Candlelight Village	Cross Street				Bedrms	5	F Baths	3	H Baths	1
	Location	City/Town/Suburb	Style	Two Story			REO	No	Short Sale	No		
	School District	WAB Elem	OJ Neighbors	JrH	Wabash			SrH	Wabash			
	Legal Description	CANDLELITE VILLAGE LOT46 & N PT LOT 47 & SE PT SE 3-27-6 .985AC										
	Directions	From Alber St., turn west onto Mitten, turn left and take to end of cul-de-sac.										

Remarks Look no further for your dream property! Stunning 5 bedroom home with finished 40x48' pole barn on 1.68 acre park-like setting in town! This home has it all with Brazilian Cherry Hardwood Floors, Crown Molding, Large Master Suite, Basement, Double-Stairways and Custom Patio area for entertaining! Modern eat-in kitchen opens to formal dining room and great room. Great room features gorgeous Walnut Woodwork throughout with custom gas fireplace, built-in storage and a bar--perfect for entertaining! Home has 4 bedrooms & 2 baths upstairs with a living room featuring leaded glass & built-ins. Master suite includes walk-in closet, jetted tub, glass shower & heated floors. Sit and relax in the Sunroom --the perfect place to take in the beautiful, landscaped outdoors! This home is designed for entertaining with large outdoor patio area, covered porch, waterfall, fire & water feature and gorgeous large yard! Custom built in 2012, the pole barn is finished to match the house with 2 large overhead doors, loft area for storage, workshop area and even has utility/laundry room! Home also has 2-car attached garage and two entrances to the property including an easement off of Cass St.! Great location: near shopping, restaurants, the hospital & school! Don't miss your chance at this dream home with over 4600 finished sq. ft!

Agent Remarks 24 hrs. notice required, Qualified buyers only--pre-approval letter required for showings.

Sec	Lot 47	Zoning	Lot Ac/SF/Dim				1.6800	/ 73,181	/ 339 x 249	Src N	Lot Des	Corner,	
Township	Noble	Abv Gd Fin SqFt		4,150	Below Gd Fin SqFt	600	Ttl Below Gd SqFt	912	Ttl Fin SqFt	4,750	Year Built	1966	
Age	52	New	No	Date Complete		Ext	Vinyl	Fndtn			Crawl, Full Basement, Finished	# Rooms	10
Room Dimensions		Baths	Full	Half	Water	CITY	Basement Material		Block				
	DIM	L	B-Main	1	1	Sewer	City	Dryer Hookup Gas	No	Fireplace	Yes		
LR	24 x 12	M	B-Upper	2	0	Fuel	Gas, Forced Air	Dryer Hookup Elec	Yes	Guest Qtrs	No		
DR	12 x 12	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	Yes		
FR	32 x 22	M	Cooling	Central Air	Disposal	Yes	Ceiling Fan	Yes					
KT	20 x 10	M	Laundry Rm	Main	x	Water Soft-Owned	Yes	Skylight	No				
BK	12 x 10	M	AMENITIES	Hot Tub/Spa, 1st Bdrm En Suite, Attic Storage,			Water Soft-Rented	No	ADA Features	No			
DN	12 x 12	M	Bar, Built-In Bookcase, Cable Ready, Ceiling-9+, Ceiling			Alarm Sys-Sec	No	Fence					
MB	20 x 15	M	-Cathedral, Ceiling-Tray, Ceiling Fan(s), Ceilings-Beamed,			Alarm Sys-Rent	No	Golf Course	No				
2B	14 x 10	U	Garage	2.0	/ Attached	/ 24	x 24	/ 576.00	Garden Tub	Yes	Nr Wlkg Trails	No	
3B	13 x 10	U	Outbuilding	Pole/Post	48 x 40	Jet Tub	Yes	Garage Y/N	Yes				
4B	12 x 12	U	Outbuilding	x	Pool	No	Off Street Pk	Yes					
5B	12 x 10	U	Assn Dues	Not Applicable			Pool Type						
RR	24 x 20	L	Other Fees	\$10.00	Annually	SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Washer, Window Treatments, Cooktop-Electric, Dryer-Electric, Oven-Built-In, Oven-Double, Oven-Electric, Sump Pump+Battery Backup, Water Heater Electric, Water Softener-Owned, Window Treatment-Blinds, Wine Chiller						
LF	15 x 15	U	Restrictions										
EX	x	Water Access	Wtr Name										
WtrType	Wtr Frtg	Channel Frtg											
Water Features	Lake Type												
Auction	No <th>Auctioneer Name</th> <th>Auctioneer License #</th> <td colspan="9"></td>	Auctioneer Name	Auctioneer License #										
Owner Name													
Financing:	Existing	Conventional	Proposed	Cash, Conventional, FHA, USDA, VA					Excluded Party	None			
Annual Taxes	\$3,823.00	Exemptions	Homestead, Mortgage,	Year Taxes Payable	2018	Assessed Value							
Is Owner/Seller a Real Estate Licensee	No	Possession	30 DAC or negotiable	List Agent	Tiffany Reimer - Cell: 260-571-7910								
List Office	Metzger Property Services, LLC - office: 260-982-0238			List Agent - User Code	UP388053396								
Agent E-mail	tiff@metzgerauction.com			Co-List Agent									
Co-List Office													
Showing Instr	Showingtime -- 24 hr notice required												
List Date	7/21/2018	Exp Date	10/21/2018	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.	1.75%	Vari.Rate	No	Special List Cond.	None				
Virtual Tours:	Lockbox Type	NONE	Lockbox Location	none	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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