

Property Type RESIDENTIAL Status Active CDOM 203 DOM 203 Auction No
 MLS # 201845494 506 N Mill Street Street North Manchester IN 46962 Status Active LP \$97,000



Area Wabash County Parcel ID 85-03-32-403-020.000-002 Type Site-Built Home
 Sub None Cross Street Bedrms 3 F Baths 1 H Baths 1
 Location City/Town/Suburb Style Two Story REO No Short Sale No
 School District MCS Elem Manchester JrH Manchester SrH Manchester
 Legal Description HALDERMANS 2ND LOT 12 |
 Directions From 114/Main St., turn north onto Mill St., property will be on west side of road, look for signs

Remarks MOTIVATED SELLER!! Move-in Ready 3-4 bedroom, 1.5 bath home with wrap-around front porch and a detached garage. Home has eat-in kitchen, main floor laundry and downstairs master with en suite claw foot bath and walk-in closet. Home has large bedrooms throughout, loft area upstairs could work as a 4th bedroom. Home has a large yard, perfect for kids or entertaining. Great location near both the high school and college!

Agent Remarks Estate property, MOTIVATED SELLER!

Sec	Lot 12	Zoning	Lot Ac/SF/Dim	0.2757 / 12,009 / 158x76.5	Src N	Lot Des	0-2.9999				
Township	Chester	Abv Gd Fin SqFt	2,212	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	706	Ttl Fin SqFt	2,212	Year Built	1900
Age	119 New	No	Date Complete	Ext	Shingle	Fndtn	Partial Basement, Unfinished	# Rooms	10		
Room	Dimensions	Baths	Full	Half	Water	CITY	Basement Material	Block, Stone			
	DIM	L	B-Main	1	0	Sewer	City	Dryer Hookup Gas	No	Fireplace	Yes
LR	16 x 14	M	B-Upper	0	1	Fuel	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	x					Cooling	Central Air	Disposal	No	Ceiling Fan	No
KT	12 x 14	M	Laundry Rm	Main			x	Water Soft-Owned	No	Skylight	No
BK	x		AMENITIES	1st Bdrm En Suite, Closet(s) Walk-in, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Landscaped, Porch Covered, Range/Oven Hook Up Gas, Split Br Floor Plan,				Water Soft-Rented	No	ADA Features	No
DN	x							Alarm Sys-Sec	No	Fence	
MB	16 x 13	M						Alarm Sys-Rent	No	Golf Course	No
2B	15 x 12	U	Garage	2.0 / Detached	/ 24 x 24 / 576.00			Garden Tub	No	Nr Wlkg Trails	No
3B	14 x 16	U	Outbuilding	None			x	Jet Tub	No	Garage Y/N	Yes
4B	x		Outbuilding				x	Pool	No	Off Street Pk	Yes
5B	x		Assn Dues		Not Applicable			Pool Type			
RR	x		Other Fees					SALE INCLUDES	Oven-Gas, Range-Gas		
LF	x		Restrictions					FIREPLACE	Kitchen		
EX	x		Water Access			Wtr Name					

WtrType	Wtr Frtg	Channel Frtg	Lake Type								
Auction	No	Auctioneer Name	Auctioneer License #								
Owner Name											
Financing:	Existing	Proposed	Excluded Party	None							
Annual Taxes	\$12.00	Exemptions	Homestead, Over 65,	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	10/8/2018	Exp Date	6/30/2019	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	Yes	Show Comments	Yes
IDX Include	Y	Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	2.0%	Vari.Rate	No	Special List Cond.	None		
Virtual Tours:	Unbranded Virtual Tour	Lockbox Type	MECH	Lockbox Location	back door	Type of Sale					
Pending Date		Closing Date		Selling Price		How Sold		CDOM	203		
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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