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| Property Type RESIDENTIAL | Status Active | CDOM 30 | DOM 30 | Auction No |
| MLS # 201846683 | 301 W Van Buren St. | Leesburg | IN 46538 | Status Active |
| Area Kosciusko County | Parcel ID 43-07-08-100-113.000-018 | 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 WRS Elem | Leesburg | JrH Lakeview | SrH Warsaw | |
| Legal Description | 022-029-090 LOT 77 LESS TRI TR NW COR COMSTOCK ADD | | | |
| Directions | From 15, turn east onto Van Buren St., Property is at Corner of 15 and Van Buren. | | | |



Remarks CHARACTER & CHARM!! Move-in Ready 3 bedroom, 1.5 bath home with lots of Charm including natural woodwork, hardwood floors, leaded glass windows, claw foot tub, stone fireplace & double staircase. Home has large bedrooms with big closets! Office area downstairs could act as a bedroom. The large Front Porch is a great place to sit & relax!

Agent Remarks

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| Sec Lot 77 | Zoning | Lot Ac/SF/Dim 0.2000 / 8,712 / 113 x 84 | Src N Lot Des Corner, 0-2.9999 |
| Township Plain | Abv Gd Fin SqFt 2,044 | Below Gd Fin SqFt 0 | Ttl Below Gd SqFt 1,022 |
| Age 110 | New No | Date Complete | Ext Vinyl |
| Room Dimensions | Baths Full Half | Water WELL | Basement Material Stone |
| DIM L | B-Main 0 1 | Sewer City | Dryer Hookup Gas No |
| LR 15 x 15 M | B-Upper 1 0 | Fuel Gas, Forced Air | Fireplace Yes |
| DR 12 x 12 M | B-Blw G 0 0 | Heating | Dryer Hookup Elec No |
| FR x | | Cooling Central Air | Dryer Hook Up Gas/Elec No |
| KT 10 x 10 M | Laundry Rm Main | Disposal No | Split FlrPln Yes |
| BK x | AMENITIES Attic Storage, Closet(s) Walk-in, Crown Molding, | Water Soft-Owned Yes | Ceiling Fan No |
| DN 10 x 10 M | Eat-In Kitchen, Foyer Entry, Landscaped, Natural Woodwork, | Water Soft-Rented No | Skylight No |
| MB 18 x 15 U | Porch Covered, Range/Oven Hook Up Elec, Split Br Floor Plan, | Alarm Sys-Sec No | ADA Features No |
| 2B 15 x 15 U | Garage / / x / | Alarm Sys-Rent No | Fence |
| 3B 12 x 12 U | Outbuilding Garden Shed 12 x 8 | Garden Tub No | Golf Course No |
| 4B x | Outbuilding x | Jet Tub No | Nr Wlkg Trails No |
| 5B x | Assn Dues Not Applicable | Pool No | Garage Y/N No |
| RR x | Other Fees | Pool Type | Off Street Pk Yes |
| LF x | Restrictions | SALE INCLUDES Refrigerator, Washer, Dryer-Electric, Freezer, Oven | |
| EX x | Water Access | Wtr Name | |
| WtrType | Wtr Frtg | Channel Frtg | |
| Water Features | | Lake Type | |
| Auction No | Auctioneer Name | Auctioneer License # | |
| Owner Name | | | |
| Financing: Existing | Proposed | Excluded Party None | |
| Annual Taxes \$445.89 | Exemptions Homestead, Mortgage, | 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 | | | |
| List Date 10/15/2018 | Exp Date 3/1/2019 | 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. 1.5% | Vari.Rate No |
| Special List Cond. None | | | |
| Virtual Tours: Unbranded Virtual Tour | Lockbox Type MECH | Lockbox Location side door by | Type of Sale |
| Pending Date | Closing Date | Selling Price | How Sold |
| CDOM 30 | | | |
| Ttl Concessions Paid | Sold/Concession Remarks | | |
| Sell Off | Sell Agent | Co-Sell Off | Co-Sell Agent |
| | Presented by: Tiffany Reimer / Metzger Property Services, LLC | | |
| | Information is deemed reliable but not guaranteed. | | |
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