


Property Type	RESIDENTIAL			Status	Active			CDOM	33	DOM	33	Auction No		
MLS #	201919768	701 N Camden Drive		Fort Wayne	IN	46825	Status	Active			LP	\$119,900		
	Area	Allen County			Parcel ID	02-07-24-103-001.000-073								
	Sub	North Crest / Northcrest			Cross Street				Bedrms	3	F Baths	1	H Baths	0
	Location	City/Town/Suburb			Style	One Story			REO	No	Short Sale	No		
	School District	FWC	Elem	Northcrest			JrH	Northwood			SrH	North Side		
	Legal Description	Northcrest Sec II Lot 167												
	Directions	Coldwater to Essex, Essex to Camden Drive, go left on Camden. Home is at start of cul de sac.												

**Remarks** MOVE-IN READY Home featuring 3 Bedrooms 1 Bath, Updated Kitchen and 2-Car detached garage! Kitchen is ready to use with new cabinets, countertops, flooring & new stainless steel appliances!! Kitchen Opens to Dining Room with Beamed Ceiling and Cozy Living Room. The exterior of the home is virtually maintenance free with a new roof in 2017, new vinyl siding, and all new vinyl replacement windows and doors! Home is tucked away on the beginning of the cul de sac in a quiet neighborhood minutes from restaurants & shopping! Don't Miss This One!!

**Agent Remarks** 12 hr. notice required. If showing before 5pm, do not open garage as pets will be in there. If after 5pm, the pets will be removed. Washer & Dryer not included but negotiable.

Sec	Lot 167 Zoning			Lot Ac/SF/Dim				0.2966 / 12,920 / 175x115				Src N Lot Des		Corner, Level,					
Township	Washington			Abv Gd Fin SqFt		1,441	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		1,441	Year Built	1958		
Age	61	New	No	Date Complete			Ext		Shingle, Vinyl,		Fndtn		Slab		# Rooms 6				
Room Dimensions			Baths	Full	Half	Water	CITY		Basement Material			Poured Concrete							
	DIM	L	B-Main	1	0	Sewer	City		Dryer Hookup Gas			Yes	Fireplace			No			
LR	13 x 20	M	B-Upper	0	0	Fuel	Electric, Gas, Baseboard, Forced Air		Dryer Hookup Elec			No	Guest Qtrs			No			
DR	12 x 15	M	B-Blw G	0	0	Heating			Dryer Hook Up Gas/Elec			No	Split FirPln			No			
FR	x					Cooling	Central Air		Disposal			No	Ceiling Fan			No			
KT	12 x 14	M	Laundry Rm		Main	7	x 8		Water Soft-Owned			No	Skylight			No			
BK	x		AMENITIES Cable Ready, Ceiling Fan(s), Ceilings-Beamed, Countertops-Laminate, Countertops-Solid Surf, Detector-Smoke, Dryer Hook Up Gas, Landscaped, Range/Oven Hook Up Gas,																
DN	x																		
MB	12 x 11	M							Alarm Sys-Sec			No	Fence						
2B	9 x 11	M	Garage	2.0	/ Detached	/ 22	x 22 / 484.00		Alarm Sys-Rent			No	Golf Course			No			
3B	10 x 11	M	Outbuilding	None		x			Garden Tub			No	Nr Wlkg Trails			No			
4B	x		Outbuilding			x			Jet Tub			No	Garage Y/N			Yes			
5B	x		Assn Dues			Not Applicable		Pool			No	Off Street Pk			Yes				
RR	x		Other Fees	Pool Type															
LF	x		Restrictions	SALE INCLUDES Dishwasher, Microwave, Refrigerator, Kitchen Exhaust Hood, Range-Gas, Water Heater Gas, Basketball Goal															
EX	x		Water Access																
WtrType			Wtr Frtg			Channel Frtg													
Water Features			Lake Type																
Auction	No	Auctioneer Name			Auctioneer License #														
Owner Name																			
Financing: Existing			Proposed			Cash, Conventional, USDA, VA			Excluded Party			None							
Annual Taxes	\$709.44	Exemptions	Homestead, Mortgage			Year Taxes Payable			2019			Assessed Value							
Is Owner/Seller a Real Estate Licensee			No			Possession			30 DAC										
List Office	Metzger Property Services, LLC - office: 260-982-0238													List Agent	Tiffany Reimer - Cell: 260-571-7910				
Agent E-mail	tiff@metzgerauction.com													List Agent - User Code			UP388053396		
Co-List Office			Co-List Agent																
Showing Instr	12 notice required																		
List Date	5/17/2019	Exp Date	8/17/2019	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 33							
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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