

Property Type RESIDENTIAL Status Active CDOM 7 DOM 7 Auction No
 MLS # 201923636 1096 Mitten Drive Wabash IN 46992 Status Active LP \$249,900



Area Wabash County Parcel ID 85-14-03-404-036.000-009 Type Site-Built Home
 Sub Candlelight Village Cross Street Bedrms 3 F Baths 2 H Baths 1
 Location City/Town/Suburb Style One and Half Story REO No Short Sale No
 School District WAB Elem OJ Neighbors JrH Wabash SrH Wabash
 Legal Description CANDLELITE VILLAGE LOT 15 & N1/2 LOT 16
 Directions From Alber St., Turn right into Candlelight Village. Turn right at entrance, property will be in back corner. Look for sign.

Remarks Say Hello to your Beautiful, Move-In Ready Dream Home featuring 3 bedrooms & 2.5 baths situated in a quiet cul de sac! This home is made for entertaining with fenced outdoor patio area complete with a gorgeous in-ground pool! Kitchen is ready to use with newer stainless steel appliances and breakfast bar. Kitchen opens to dining & living room with sliding screen doors to your patio. Living room is open & airy with 20+ ft. Ceilings, lots of windows to take in pool views & built-ins! Large Master Suite includes en-suite with jetted tub, twin sink vanity, separate shower & walk-in closet! Upstairs is great for kids with 2 bedrooms, toy room, loft area & full bath! Toy room could easily be converted to just a storage area! Great curb appeal with well-maintained landscaping and covered porch. Large yard is great for kids! Home has 2-car attached garage & storage shed out back! Close to restaurants, shopping & schools, do not miss this one!

Agent Remarks 24 hr. notice required. Newer mechanicals & appliances. Patio furniture, pool equipment & pool storage box stay.

Sec	Lot 15	Zoning	Lot Ac/SF/Dim	0.4355 / 18,970 / 155x219	Src N	Lot Des	Corner,					
Township	Noble	Abv Gd Fin SqFt	2,003	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	2,003	Year Built	1991	
Age	28	New	No	Date Complete	Ext	Brick, Vinyl	Fndtn	Slab		# Rooms	8	
Room Dimensions	Baths	Full	Half	Water	CITY	Basement Material	Block					
DIM	L	B-Main	1	1	Sewer	City	Dryer Hookup Gas	No	Fireplace	No		
LR	24 x 14	M	B-Upper	1	0	Fuel	Gas, Forced Air	Dryer Hookup Elec	Yes	Guest Qtrs	No	
DR	10 x 10	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	Yes	
FR	12 x 8	M				Cooling	Central Air	Disposal	Yes	Ceiling Fan	No	
KT	14 x 14	M	Laundry Rm	Main	8	x 8	Water Soft-Owned	Yes	Skylight	No		
BK	x		AMENITIES	1st Bdrm En Suite, Attic Storage, Breakfast Bar, Built-In Bookcase, Ceiling-9+, Ceiling-Cathedral, Closet(s) Walk-in, Deck on Waterfront, Disposal, Dryer Hook Up Electric, Eat-In								
DN	x						Water Soft-Rented	No	ADA Features	No		
MB	18 x 14	M					Alarm Sys-Sec	No	Fence	Privacy		
2B	14 x 14	U	Garage	2.0	/ Attached	/ 23	x 20	/ 460.00	Alarm Sys-Rent	No	Golf Course	No
3B	14 x 14	U	Outbuilding	Garden Shed	12	x 10	Garden Tub	No	Nr Wlkg Trails	No		
4B	x		Outbuilding			x	Jet Tub	Yes	Garage Y/N	Yes		
5B	x		Assn Dues			Not Applicable	Pool	Yes	Off Street Pk	Yes		
RR	14 x 8	U	Other Fees				Pool Type	Below Ground				
LF	12 x 12	U	Restrictions				SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Window Treatments, Dryer-Electric, Oven-Gas, Pool Equipment, Range-Gas, Water Heater Gas, Water Softener-Owned, Basketball Goal					
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	\$1,937.00	Exemptions	Homestead, Mortgage,			Year Taxes Payable	2019	Assessed Value				
Is Owner/Seller a Real Estate Licensee	No					Possession	negotiable					
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	Showingtime, 24 hr notice required											
List Date	6/9/2019	Exp Date	12/31/2019	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	front door	Type of Sale						
Pending Date		Closing Date		Selling Price		How Sold		CDOM	7			
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.