Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 39 **DOM** 39 **Auction** No

MLS # 202641241 **2464 E 225 S Road** **Warsaw** **IN** 46580 **LP** $245,000



Area Kosciusko County **Parcel ID** 43-11-26-400-290.000-031 **Type** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrms** 2 **F Baths** 2 **H Baths** 0
Township Wayne **Style** One Story **REO** No **Short Sale** No
School District Warsaw Community **Elem** Jefferson
Intermediate **JrH** Lakeview **SrH** Warsaw
Legal Description 003-126-003 PT NE NW 26-32-6 1.00A
Directions to Property Head east on Pierceton Rd, take second exit on roundabout to continue on Pierceton Rd, turn right on 275 E, turn right on 225 S, property will be on the right side

Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks Enjoy the space, privacy, and peaceful setting this well-maintained 2-bedroom, 2-bath home has to offer! Situated on a full acre in a desirable rural setting, this property combines comfortable living with plenty of outdoor space and practical amenities. An inviting layout provides a comfortable foundation for making the space your own. The main level features a convenient bedroom suite, making everyday living easy and accessible. The home also offers a partial basement for additional storage or flexible use. Step outside and enjoy the landscaped grounds, open back deck, and gazebo—perfect for relaxing, entertaining, or simply taking in the surrounding countryside. A detached 2-car garage provides excellent parking and storage, while a whole-house generator offers valuable peace of mind. Numerous improvements have been completed within the last couple of years, adding to the home's appeal and making it an excellent opportunity for its next owner. This property offers a wonderful combination of acreage, recent improvements, and desirable outdoor amenities, making it a great opportunity for those seeking comfort, privacy, and versatility in a peaceful rural setting!

Agent Remarks

Sec **Lot** **Lot Ac/SF/Dim** 1.0000 / 43,560 / 101x415
Above Gd Fin SqFt 1,524 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0
Age 63 **New Const** No **Date Complete** **Ext** Vinyl

Room Dimensions

	RM	DIM		LVL
LR	23	x	11	M
DR	11	x	11	M
FR	16	x	11	M
KT	13	x	11	M
BK		x		
DN		x		
1B	14	x	13	M
2B	12	x	12	M
3B		x		
4B		x		
5B		x		
RR		x		
LF		x		
EX		x		

Baths **Full** **Half**
B-Main 2 0
B-Upper 0 0
B-Blw G 0 0
Laundry Rm Main
Laundry L/W 6x 8

Water Well
Well Type Private
Sewer Septic
Fuel / Gas, Forced Air
Heating
Cooling Central Air

AMENITIES Cable Available, Countertops-Laminate, Deck Open, Detector-Smoke, Dryer Hook Up Gas/Elec, Garage Door Opener, Generator-Whole House, Landscaped, Main Level Bedroom Suite,

Garage 2.0 / Detached / 36 x 24 / 864.0(
Outbuilding 1 Shed 24 x 11
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Lot Desc Level, 0-2.9999
Ttl Below Gd SqFt 936 **Ttl Fin SqFt** 1,524 **Year Built** 1963
Bsmt Crawl, Slab, Partial Basement **# Rooms** 10
Basement Material Poured Concrete

Dryer Hookup Gas	No	**Fireplace**	No
Dryer Hookup Elec	No	**Guest Qtrs**	No
Dryer Hookup G/E	Yes	**Split Flrpln**	No
Disposal	No	**Ceiling Fan**	No
Water Soft-Owned	No	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	
Alarm Sys-Rent	No	**Golf Course**	No
Garden Tub	No	**Nr Wlkg Trails**	No
Jet Tub	No	**Garage Y/N**	Yes
Pool	No	**Off Street Pk**	Yes

Pool Type
SALE INCLUDES Dishwasher, Refrigerator, Window Treatments, Range-Gas, Water Heater Gas, Gazebo
FIREPLACE None

Water Access **Wtr Name** **Water Frontage** **Channel Frontage**
Water None **Water Type** **Lake Type**
Auctioneer Name **Lic #** **Auction Date** **Time** **Location**
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $1,332.20 **Exemptions** Homestead, Supplemental **Year Taxes Payable** 2026 **Assessed Value**
Possession Closing

List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**
Listing Facilitator
Co-List Office Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910

Showing Instr Showingtime
List Date 10/5/2026 **Start Showing Date** **Exp Date** 12/31/2026 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N No **Seller Concession Amount $** **Special List Cond.** None
Contract Type Exclusive Right to Sell **Seller's Disclosure Form** Yes **Form Exception**
Virtual Unbranded Virtual Tour **Lockbox Type** Mechanical/Combo **Lockbox Location** Front Door **Type of Sale**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid By**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell Agent** **Sell Team**
Presented Jen Rice - Cell: 260-982-0238 / Metzger Property Services, LLC - Off: 260-982-0238

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