Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 18 **DOM** 18 **Auction** No

MLS # 202643907 **3368 W Hill Drive** **Columbia City** **IN** 46725 **LP** $174,900



Area Whitley County **Parcel ID** 92-02-12-000-407.000-005 **Type** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrms** 3 **F Baths** 1 **H Baths** 0
Township Etna Troy **Style** One Story **REO** No **Short Sale** No
School District Whitley CO Cons Schools **Elem** Northern Heights
Intermediate **JrH** Indian Springs **SrH** Columbia City
Legal Description SW COR SE4 SW4 NW4 S12 T32 R8 .51A
Directions to Property Head North on State Road 5, turn Right on W Lincolnway, slight Left on Country Rd 400 N, turn Left on County Rd 250 W, slight Left on Etna Rd, turn Left on Walker Dr, slight Right on Hill Dr, property is 2nd house on the Right

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

Remarks Enjoy lake-area living with this inviting 3-bedroom, 1-bath home located just a road away from Goose Lake! Situated on 0.51+/- acres, the home features a spacious living area with a wood-burning stove and stone backdrop, an open kitchen/dining area with ample cabinetry and an island, plus a bonus room and mud room. An open front porch and multiple decks offer plenty of places to relax outdoors, while a detached garage and separate shed provide additional storage. Whether you're looking for a full-time residence or a weekend getaway, this property offers an opportunity to make a place near the lake your own! There is no deeded lake access on this property

Agent Remarks

Sec **Lot** **Lot Ac/SF/Dim** 0.5100 / 22,216 / 219x100
Above Gd Fin SqFt 1,816 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0
Age 16 **New Const** No **Date Complete** **Ext** Metal, Vinyl

Room Dimensions

	RM	DIM		LVL
LR	14	x	24	M
DR	10	x	12	M
FR		x		
KT	14	x	20	M
BK		x		
DN		x		
1B	10	x	14	M
2B	10	x	12	M
3B	10	x	18	M
4B		x		
5B		x		
RR		x		
LF		x		
EX	10	x	16	M

Baths	Full	Half
B-Main	1	0
B-Upper	0	0
B-Blw G	0	0

Laundry Rm Main
Laundry L/W & 10

Water Well
Well Type Private
Sewer Public
Fuel / Heating Baseboard, Wall Heater
Cooling Window

AMENITIES Ceilings-Beamed, Ceilings-Vaulted, Deck Open, Dryer Hook Up Gas, Eat-In Kitchen, Kitchen Island, Porch Open, Range/Oven Hook Up Gas, Formal Dining Room, Main Floor

Garage 1.0 / Detached / 24 x 32 / 768.00
Outbuilding 1 Shed 12 x 24
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Lot Desc 0-2.9999, Water View
Ttl Below Gd SqFt 0 **Ttl Fin SqFt** 1,816 **Year Built** 2010
Bsmt Slab **# Rooms** 5
Basement Material

Dryer Hookup Gas	Yes	Fireplace	Yes
Dryer Hookup Elec	No	Guest Qtrs	No
Dryer Hookup G/E	No	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	

Pool Type
SALE INCLUDES Water Heater Gas
FIREPLACE Wood Burning Stove

Water Access **Wtr Name** Goose Lake **Water Frontage** **Channel Frontage**
Water **Water Type** Lake **Lake Type** Non Ski Lake
Auctioneer Name **Lic #** **Auction Date** **Time** **Location**
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $376.68 **Exemptions** Homestead, Mortgage, **Year Taxes Payable** 2026 **Assessed Value**
Possession At 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 or Open House
List Date 10/23/2026 **Start Showing Date** **Exp Date** 2/28/2027 **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** 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 Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.
Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.