

Listings as of 09/25/2020

Property Type RESIDENTIAL	Status Active	CDOM 90	DOM 90	Auction Yes
MLS # 20204404	370 S 325 E	Warsaw	IN 46582	Status Active LP \$247,000



Area Kosciusko County	Parcel ID 43-11-13-400-259.000-031	Type Site-Built Home
Sub Willies Eastridge	Cross Street	Bedrms 4 F Baths 2 H Baths 1
Location City/Town/Suburb	Style Quad-Level	REO No Short Sale No
School District WRS Elem Jefferson	JrH Lakeview	SrH Warsaw
Legal Description 3-62-17.B E 1/2 NW LESS 16A 13-32-6 1.01A		
Directions From US 30, go North on 325 E., property will be on East side of the road at corner of 325 E & East Ridge Drive.		
Inside City Limits Y	City Zoning R1	County Zoning Zoning Description

Remarks This Updated, Move-In Ready Home features 4 bedrooms, 2.5 Baths, Brand New Roof & Gutter Guards, Wrap-Around Deck 2300 sq. ft & a Finished Basement! This property all has an attached garage as well as a 2nd Heated Detached Garage with Workshop Area. Utility Shed & Carport for boat/recreational vehicles both with electricity. Nicely landscaped and all this with a panoramic view on a 1.01 Acre Lot! Motivated Sellers, this property is conveniently located just north of US 30 and close to shopping & restaurants. Beautifully updated family home features 4 large bedrooms, 2.5 baths with the lower level featuring a large family room with gas fireplace, half bath & the laundry room. New Waterproof laminate flooring runs throughout the kitchen/living & dining room. All bedrooms have new carpet. New Black Stainless appliances including a French Door Refrigerator & Gas Range. Kitchen has newly refurbished white cabinets with new counter tops, sink & ceiling with recessed lighting. Master Bedroom has en-suite bath with double vanities and private dressing area. Basement is finished and offers Rec Room, an Office with Large Computer Desk set and a Storage/ Mechanical Area. Pull down stairway to attic storage. Newer sump pump with battery back up, 2 furnaces with central air units, new stainless steel pressure tank & an on-demand water softener. 2-Wall Mounted TVs in kitchen and Family Room area nice bonus! Don't miss this one,

Agent Remarks MOTIVATED SELLERS!

Sec	Lot	Lot Ac/SF/Dim	1.0100 / 43,996 / 205x200	Src N	Lot Des Corner, 0-2.9999
Township Wayne	Abv Gd Fin SqFt 2,704	Below Gd Fin SqFt 624	Ttl Below Gd SqFt 624	Ttl Fin SqFt 3,328	Year Built 1977
Age 43	New No	Date Complete	Ext Aluminum, Brick	Fndtn Slab, Partial Basement, Finished	# Rooms 13
Room Dimensions	Baths Full Half	Water WELL	Basement Material Block	Dryer Hookup Gas No	Fireplace Yes
DIM L	B-Main 1 0	Sewer Septic	Dryer Hookup Elec Yes	Guest Qtrs No	
LR 16 x 20 M	B-Upper 1 0	Fuel Gas, Forced Air	Dryer Hook Up Gas/Elec No	Split FlrPln No	
DR 10 x 10 M	B-Blw G 0 1	Heating	Disposal No	Ceiling Fan Yes	
FR 16 x 18 L		Cooling Central Air	Water Soft-Owned Yes	Skylight No	
KT 14 x 10 M	Laundry Rm Lower	x	Water Soft-Rented No	ADA Features No	
BK x	AMENITIES 1st Bdrm En Suite, Attic Storage, Ceiling Fan(s), Crown Molding, Deck Covered, Dryer Hook Up Electric, Foyer Entry, Garage Door Opener, Generator Ready, Landscaped,		Alarm Sys-Sec No	Fence	
DN x			Alarm Sys-Rent No	Golf Course No	
MB 14 x 16 U	Garage 2.0 / Attached / 26 x 20 / 520.00		Garden Tub No	Nr Wlkg Trails No	
2B 12 x 14 U	Outbuilding 2nd Detached 24 x 24		Jet Tub No	Garage Y/N Yes	
3B 12 x 14 U	Outbuilding x		Pool No	Off Street Pk Yes	
4B 10 x 14 U	Assn Dues Not Applicable		Pool Type		
5B x	Other Fees		SALE INCLUDES Dishwasher, Refrigerator, Dryer-Gas, Oven-Gas, Range-Gas, Sump Pump+Battery Backup, Water Heater Gas, Water Softener-Owned		
RR 16 x 20 L	Restrictions		FIREPLACE Family Rm, Gas Log		
LF x	Water Access	Wtr Name			
EX 14 x 14 L	WtrType	Wtr Frtg	Channel Frtg		
	Water Features	Lake Type			
Auction Yes	Auctioneer Name Chad Metzger	Auctioneer License # AC31300015			
Owner Name	Financing: Existing	Proposed	Excluded Party None		
Annual Taxes \$1,709.70	Exemptions Homestead, Supplemental	Year Taxes Payable 2020	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	List Agent - User Code UP388053395			
Agent E-mail chad@metzgerauction.com	Co-List Office	Co-List Agent			
Showing Instr Showingtime or Open Houses					
List Date 6/27/2020	Exp Date 12/30/2020	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 NONE	Lockbox Location none	Type of Sale		
Pending Date	Closing Date	Selling Price	How Sold	CDOM 90	
Ttl Concessions Paid	Sold/Concession Remarks				
Sell Off	Sell Agent	Co-Sell Off	Co-Sell Agent		
	Presented by: Tiffany Reimer / Metzger Property Services, LLC				

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