

Property Type RESIDENTIAL Status Active CDOM 0 DOM 0 Auction No  
 MLS # 202041203 7478 W State Road 14 Rochester IN 46975 Status Active LP \$149,900



Area Fulton County Parcel ID 25-05-11-400-001.020-013 Type Site-Built Home  
 Sub None Cross Street Bedrms 3 F Baths 2 H Baths 0  
 Location Rural Style One and Half Story REO No Short Sale No  
 School District CAST Elem Caston JrH Caston SrH Caston  
 Legal Description S W Cor W 1/2 Se 11-30-1. 1.75a  
 Directions From Hwy 31, Head West on SR 14. Property will be on North side of road.  
 Inside City Limits N City Zoning County Zoning A1 Zoning Description Agriculture

Remarks Country Home with Detached Garage on 1.75 Acres! This home has been Newly Renovated with New Furnace, New Siding, New Windows on the Main level, Newer Water Heater & Newer Well! There are 3 Bedrooms with the potential of a 4th Bedroom by converting a landing! It has 2 Full Baths, Mudroom & Main-Level Laundry Room! Lots of storage in the Brand New Kitchen! There are Hardwood Floors upstairs that add lots of character! The 24 x 52 Detached Garage is Insulated with a New Metal Roof & 2 overhead doors. Plenty of space for a Workshop! Great opportunity to have a Move-In Ready Home in the Country!!

Agent Remarks Propane Tank is Rented

Sec	Lot	Lot Ac/SF/Dim	1.7500 / 76,230 / 325 x 225	Src N	Lot Des	0-2.9999					
Township	Union	Abv Gd Fin SqFt	1,616	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	147	Ttl Fin SqFt	1,616	Year Built	1900
Age	120 New No	Date Complete		Ext	Vinyl	Fndtn	Crawl, Partial Basement, Unfinished	# Rooms	7		
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Block				
DIM	L	B-Main	2	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	No	
LR	14 x 14	M	B-Upper	0	0	Fuel	Gas, Forced Air,	Dryer Hookup Elec	Yes	Guest Qtrs	No
DR	12 x 12	M	B-Blw G	0	0	Heating	Propane Tank Rented	Dryer Hook Up Gas/Elec	No	Split FlrPln	No
FR	x					Cooling	Central Air	Disposal	Yes	Ceiling Fan	Yes
KT	12 x 12	M	Laundry Rm	Main	14	x 7	Water Soft-Owned	Yes	Skylight	No	
BK	x		AMENITIES	1st Bdrm En Suite, Ceiling Fan(s), Countertops			Water Soft-Rented	No	ADA Features	No	
DN	x		-Laminate, Disposal, Dryer Hook Up Electric, Eat-In Kitchen,			Alarm Sys-Sec	No	Fence			
MB	14 x 14	M	Garage Door Opener, Open Floor Plan, Patio Open, Porch			Alarm Sys-Rent	No	Golf Course	No		
2B	12 x 12	U	Garage	1.0	/ Detached	/ 52 x 24 / 1,248.00	Garden Tub	No	Nr Wlkg Trails	No	
3B	12 x 12	U	Outbuilding	None		x	Jet Tub	No	Garage Y/N	Yes	
4B	x		Outbuilding			x	Pool	No	Off Street Pk	Yes	
5B	x		Assn Dues	Not Applicable			Pool Type				
RR	x		Other Fees				SALE INCLUDES	Microwave, Water Heater Gas, Water Softener			
LF	x		Restrictions				-Owned				
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	\$408.84	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						
Agent E-mail	chad@metzgerauction.com			List Agent - User Code	UP388053395						
Co-List Office				Co-List Agent							
Showing Instr	Showing time										
List Date	10/11/2020	Exp Date	12/31/2020	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:		Lockbox Type	MECH	Lockbox Location	door by drive	Type of Sale					
Pending Date		Closing Date		Selling Price		How Sold		CDOM	0		
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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