




Residential Agent Full Detail Report



Listings as of 12/07/2020

Property Type	RESIDENTIAL			Status	Active			CDOM	29		DOM	29		Auction No			
MLS #	202045061		1452 Inez Street		Wabash		IN	46992		Status	Active			LP	\$214,900		
	Area	Wabash County			Parcel ID	85-14-02-401-034.000-009			Type	Site-Built Home							
	Sub	None			Cross Street				Bedrms	2		F Baths	2		H Baths	0	
	Location	City/Town/Suburb			Style	One Story			REO	No		Short Sale	No				
	School District	WAB		Elem	OJ Neighbors			JrH	Wabash		SrH	Wabash					
	Legal Description	PT W1/2 SE1/4 2-27-6 .37AC															
	Directions	From Manchester Avenue, Head West on Harrison Avenue. Turn North on Tanglewood Drive, then West on Inez Street. Property is															
Inside City Limits	Y		City Zoning	R1		County Zoning	Zoning Description										

Remarks Beautiful 2 Bedroom, 2 Bath Home with 1,884 sq. ft. that is quietly tucked away at the end of Inez Street. This home has a grand entrance with a Large Foyer opening up to your Spacious Open Concept Living, Dining & Kitchen Areas. The Eat-In Kitchen features built-in oven & Jenn-Air Cook Top with Grill Insert Option. Vaulted, Beamed Ceilings & Skylights make this home Open & Airy. Living Room also has a Cozy Fireplace and a deck off of the dining room for easy entertaining! Living room also leads to a Family Room or Office Area complete with Built-In Bookshelves. Hallway leads to Full Bath & Bedroom and across the hall is the Master Suite. The Master also has Vaulted Ceilings with Floor-to-Ceiling Windows for lots of Natural Light! Master bedroom also has an ensuite bath, walk-in closet and leads to your vaulted Solarium complete with a built-in Hot Tub. Attached 2-Car Garage has room for storage and Outdoor Shed has space for all of your gardening & maintenance supplies! Nice downsizing option with one-level living, tucked away on a quiet street that is still in town & close to the Grocery, Shopping & Restaurants!

Agent Remarks Motivated Sellers!! Estate Property, No Disclosures. Sellers unsure if hot tub works, it hasn't been used recently.

Sec	Lot	Lot Ac/SF/Dim	0.3700	/	16,117	/	100 x 180	Src	N	Lot Des	Cul-De-Sac, Partially Wooded, 0-2.9999			
Township	Noble		Abv Gd Fin SqFt	1,884	Below Gd Fin SqFt	0		Ttl	Below Gd SqFt	0	Ttl Fin SqFt	1,884	Year Built	1985
Age	35	New	No	Date Complete		Ext	Cedar, Wood	Fndtn	Crawl			# Rooms	8	
Room	Dimensions		Baths	Full	Half	Water	CITY		Basement	Material	Block			
	DIM	L	B-Main	2	0	Sewer	City		Dryer Hookup	Gas	No	Fireplace	Yes	
LR	30 x 15	M	B-Upper	0	0	Fuel	Heat Pump		Dryer Hookup	Elec	No	Guest Qtrs	No	
DR	15 x 11	M	B-Blw G	0	0	Heating			Dryer Hook Up Gas/Elec		Yes	Split Firpln	No	
FR	x					Cooling	Central Air, Heat Pump		Disposal		Yes	Ceiling Fan	Yes	
KT	15 x 15	M	Laundry Rm		Main	8	x 3		Water Soft-Owned		Yes	Skylight	Yes	
BK	x		AMENITIES	Hot Tub/Spa, 1st Bdrm En Suite, Attic Pull Down					Water Soft-Rented		No	ADA Features	No	
DN	13 x 13	M	Stairs, Breakfast Bar, Built-In Bookcase, Ceiling-9+, Ceiling					Alarm Sys-Sec		No		Fence		
MB	19 x 15	M	-Cathedral, Ceiling Fan(s), Ceilings-Beamed, Ceilings-Vaulted,					Alarm Sys-Rent		No		Golf Course	No	
2B	14 x 12	M	Garage	2.0	/ Attached	/ 24	x 25 / 600.00		Garden Tub		No	Nr Wlkg Trails	No	
3B	x		Outbuilding	Garden Shed	16 x 10				Jet Tub		No	Garage Y/N	Yes	
4B	x		Outbuilding			x			Pool		No	Off Street Pk		
5B	x		Assn Dues			Not Applicable			Pool Type					
RR	x		Other Fees						SALE INCLUDES	Dishwasher, Microwave, Cooktop-Gas, Oven-Built-In,				
LF	x		Restrictions						Water Heater Gas, Water Softener-Owned					
EX	10 x 8	M	Water Access			Wtr Name			FIREPLACE	Living/Great Rm, Fireplace Insert, Ventless				
WtrType			Wtr Frtg			Channel Frtg								
Water Features						Lake Type								
Auction	No		Auctioneer Name						Auctioneer License #					
Owner Name														
Financing:	Existing				Proposed	Cash, Conventional, FHA, USDA, VA			Excluded Party		None			
Annual Taxes	\$1,421.00	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	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	Showing time													
List Date	11/8/2020	Exp Date	3/31/2021	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	29					
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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