


<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 30	<b>DOM</b> 30	<b>Auction No</b>
<b>MLS #</b> 202109517	909 Blaine Avenue	South Bend	IN 46616	<b>Status</b> Active
<b>LP</b> \$59,900				
	<b>Area</b> St. Joseph County	<b>Parcel ID</b> 71-08-02-185-015.000-026	<b>Type</b> Site-Built Home	
	<b>Sub</b> Muessels	<b>Cross Street</b>	<b>Bedrms</b> 4	<b>F Baths</b> 2
	<b>Location</b> City/Town/Suburb	<b>Style</b> One and Half Story	<b>REO</b> No	<b>H Baths</b> 0
	<b>School District</b> SBCS Elem	Muessel	<b>JrH</b> Edison	<b>SrH</b> Clay
	<b>Legal Description</b>	Lot 117 Muessels 2nd		
	<b>Directions</b>	From Lincoln Way, head North on Blaine Ave. Property will be on the West side of the road.		
	<b>Inside City Limits</b> Y	<b>City Zoning</b> R1	<b>County Zoning</b>	<b>Zoning Description</b>

**Remarks** This home features the Master Bedroom on the Main Floor with the other 3 Bedrooms upstairs & a Full Bathroom on both the main floor & upstairs. There is a Large Living Room as well as a Den that would make a great office space! There is an Oversized 1-Car Detached Garage able to store your vehicle & extra storage space!

Agent Remarks

<b>Sec</b> Lot 117	<b>Lot Ac/SF/Dim</b> 0.1354 / 5,898 / 135 x 45	<b>Src N</b>	<b>Lot Des</b> Level, 0-2.9999
<b>Township</b> Portage	<b>Abv Gd Fin SqFt</b> 1,752	<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 312
<b>Age</b> 114 New No	<b>Date Complete</b>	<b>Ext</b> Asbestos,	<b>Ttl Fin SqFt</b> 1,752
<b>Room Dimensions</b>	<b>Baths</b> Full Half	<b>Water</b> CITY	<b>Basement Material</b>
<b>DIM</b> L	<b>B-Main</b> 1 0	<b>Sewer</b> City	<b>Dryer Hookup Gas</b> No
<b>LR</b> 23 x 12 M	<b>B-Upper</b> 1 0	<b>Fuel</b> Gas, Forced Air	<b>Fireplace</b> No
<b>DR</b> 12 x 11 M	<b>B-Blw G</b> 0 0	<b>Heating</b>	<b>Dryer Hookup Elec</b> No
<b>FR</b> x		<b>Cooling</b> Central Air	<b>Dryer Hook Up Gas/Elec</b> No
<b>KT</b> 17 x 10 M	<b>Laundry Rm</b> Basement	<b>Disposal</b> No	<b>Split FlrPln</b> No
<b>BK</b> x	<b>AMENITIES</b> Ceiling Fan(s), Garage Door Opener, Porch	<b>Water Soft-Owned</b> No	<b>Ceiling Fan</b> Yes
<b>DN</b> 9 x 7 M	Enclosed, Range/Oven Hook Up Gas, Main Level Bedroom	<b>Water Soft-Rented</b> No	<b>Skylight</b> No
<b>MB</b> 14 x 13 M	Suite, Washer Hook-Up	<b>Alarm Sys-Sec</b> No	<b>ADA Features</b> No
<b>2B</b> 11 x 11 U	<b>Garage</b> 1.0 / Detached / 24 x 22 / 528.00	<b>Alarm Sys-Rent</b> No	<b>Fence</b>
<b>3B</b> 11 x 11 U	<b>Outbuilding</b> None x	<b>Alarm Sys-Rent</b> No	<b>Golf Course</b> No
<b>4B</b> 11 x 10 U	<b>Outbuilding</b> x	<b>Garden Tub</b> No	<b>Nr Wlkg Trails</b> No
<b>5B</b> x	<b>Assn Dues</b> Not Applicable	<b>Jet Tub</b> No	<b>Garage Y/N</b> Yes
<b>RR</b> x	<b>Other Fees</b>	<b>Pool</b> No	<b>Off Street Pk</b>
<b>LF</b> x	<b>Restrictions</b>	<b>Pool Type</b>	
<b>EX</b> x	<b>Water Access</b>	<b>SALE INCLUDES</b> Refrigerator, Washer, Dryer-Gas, Oven-Gas, Range-Gas, Water Heater Gas	
<b>WtrType</b>	<b>Wtr Frtg</b>	<b>Wtr Name</b>	
<b>Water Features</b>		<b>Channel Frtg</b>	
<b>Auction</b> No	<b>Auctioneer Name</b>	<b>Lake Type</b>	<b>Auctioneer License #</b>
<b>Owner Name</b>			
<b>Financing:</b> Existing	<b>Proposed</b>	<b>Excluded Party</b> None	
<b>Annual Taxes</b> \$35.00	<b>Exemptions</b> Homestead, Over 65,	<b>Year Taxes Payable</b> 2020	<b>Assessed Value</b>
<b>Is Owner/Seller a Real Estate Licensee</b> No		<b>Possession</b> At Closing	
<b>List Office</b> Metzger Property Services, LLC - office: 260-982-0238		<b>List Agent</b> Chad Metzger - Cell: 260-982-9050	
<b>Agent E-mail</b> chad@metzgerauction.com		<b>List Agent - User Code</b> UP388053395	
<b>Co-List Office</b> Metzger Property Services, LLC		<b>Co-List Agent</b> Gary Spangle - Cell: 574-551-1768	
<b>Showing Instr</b> Showing time		<b>Start Showing Date</b>	
<b>List Date</b> 3/24/2021	<b>Exp Date</b> 9/30/2021	<b>Publish to Internet</b> Yes	<b>Show Addr to Public</b> Yes
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>Buyer Broker Comp.</b> 2.0%	<b>Vari.Rate</b> No
<b>Virtual Tours:</b> Unbranded Virtual Tour	<b>Lockbox Type</b> MECH	<b>Lockbox Location</b> Side Door	<b>Type of Sale</b>
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>		<b>CDOM</b> 30
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Co-Sell Off</b>	<b>Co-Sell Agent</b>

Presented by: Chad Metzger / Metzger Property Services, LLC

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