




# Residential Agent Full Detail Report



Listings as of 05/21/2021

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| Property Type  | RESIDENTIAL        | Status  | Active           | CDOM                     | 0             | DOM                | 0          | Auction No   |         |   |
|--|--------------------|---|------------------|--------------------------|---------------|--------------------|------------|--------------|---------|---|
| MLS #  | 202118488          | 205 W 2ND Street  | North Manchester | IN                       | 46962         | Status             | Active     | LP \$249,900 |         |   |
|  | Area               | Wabash County   | Parcel ID        | 85-07-05-102-031.000-002 | Type          | Site-Built Home    |            |              |         |   |
|  | Sub                | None  | Cross Street     |                          | Bedrms        | 3                  | F Baths    | 2            | H Baths | 0 |
|  | Location           | City/Town/Suburb  | Style            | One Story                | REO           | No                 | Short Sale | No           |         |   |
|  | School District    | MCS   | Elem             | Manchester               | JrH           | Manchester         | SrH        | Manchester   |         |   |
|  | Legal Description  | OP (LESS 55.3 X 78.373) LOT 35  |                  |                          |               |                    |            |              |         |   |
|  | Directions         | From Main St. (114) turn North onto Front St., Turn Left onto 2nd, property will be on the South Side of the Road |                  |                          |               |                    |            |              |         |   |
|  | Inside City Limits | Y   | City Zoning      | R1                       | County Zoning | Zoning Description |            |              |         |   |
|  |                    |   |                  |                          |               |                    |            |              |         |   |

**Remarks** Brand New, Custom Built Home is ready for you to call home! This home will feature 3 bedrooms, 2 full baths, open concept Kitchen, Living & Dining Room complete with vaulted ceilings! The Kitchen will feature White Shaker Cabinets, Stone Countertops, Stainless Appliances and an Island with Sink & Dishwasher overlooking your spacious living room and dining room! Dining room leads to patio area, great for entertaining! The Main Floor Master features a walk-in closet and ensuite bath! The home will have 9+ foot ceilings making rooms feel spacious and will have Luxury Vinyl Plank Flooring throughout. Professionally Landscaped with Curb Appeal, this One Level New Build is ready for you to call it Home!

**Agent Remarks** Property Should be completed in July 2021 and will come with a 1-year builder's warranty. \*Taxes are from previous home and do not reflect this new home

| Sec                                    | Lot   | Lot Ac/SF/Dim   | 0.1900   | /  | 8,276              | /                   | 80x105                 | Src   | N                  | Lot Des       | Corner, 0-2.9999 |     |  |  |  |
|--|---|-----------------|--|--|--------------------|---------------------|------------------------|---|--------------------|---------------|------------------|-----|--|--|--|
| Township                               | Chester   | Abv Gd Fin SqFt | 1,620  | Below Gd Fin SqFt                                | 0                  | Ttl Below Gd SqFt   | 0                      | Ttl Fin SqFt  | 1,620              | Year Built    | 2021             |     |  |  |  |
| Age                                    | 0   | New             | Custom   | Date Complete                                    | July 2021          | Ext                 | Shingle, Stone,        | Fndtn   | Slab               | # Rooms       | 7                |     |  |  |  |
| Room                                   | Dimensions  | Baths           | Full   | Half   | Water              | CITY                | Basement Material      | Poured Concrete   |                    |               |                  |     |  |  |  |
|  | DIM   | L               | B-Main   | 2  | 0                  | Sewer               | City                   | Dryer Hookup Gas  | No                 | Fireplace     | No               |     |  |  |  |
| LR                                     | 18 x 21   | M               | B-Upper  | 0  | 0                  | Fuel                | Gas, Forced Air        | Dryer Hookup Elec   | No                 | Guest Qtrs    | No               |     |  |  |  |
| DR                                     | 10 x 14   | M               | B-Blw G  | 0  | 0                  | Heating             |                        | Dryer Hook Up Gas/Elec  | Yes                | Split FlrPln  | No               |     |  |  |  |
| FR                                     | x   |                 |  |  | Cooling            | Central Air         | Disposal               | No  | Ceiling Fan        | No            |                  |     |  |  |  |
| KT                                     | 15 x 14   |                 | Laundry Rm   | Main   | 9                  | x 6                 | Water Soft-Owned       | No  | Skylight           | No            |                  |     |  |  |  |
| BK                                     | x   |                 | AMENITIES  | 1st Bdrm En Suite, Ceiling-9+, Ceilings-Vaulted, |                    |                     |                        | Water Soft-Rented   | No                 | ADA Features  | No               |     |  |  |  |
| DN                                     | x   |                 | Closet(s) Walk-in, Countertops-Stone, Crown Molding, Dryer |  |                    |                     | Alarm Sys-Sec          | No  | Fence              |               |                  |     |  |  |  |
| MB                                     | 16 x 16   | M               | Hook Up Gas/Elec, Eat-In Kitchen, Foyer Entry, Garage Door |  |                    |                     | Alarm Sys-Rent         | No  | Golf Course        | No            |                  |     |  |  |  |
| 2B                                     | 12 x 12   | M               | Garage   | 2.0  | / Attached         | / 21                | x 22                   | / 462.00  | Garden Tub         | No            | Nr Wlkg Trails   | No  |  |  |  |
| 3B                                     | 12 x 11   | M               | 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          | Dishwasher, Microwave, Refrigerator, Oven-Gas, Range-Gas, Water Heater Electric |                    |               |                  |     |  |  |  |
| LF                                     | x   |                 | Restrictions   |  |                    |                     |                        |   |                    |               |                  |     |  |  |  |
| 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        | Cash, Conventional, FHA, USDA, VA                          |  |                    |                     | Excluded Party         | None  |                    |               |                  |     |  |  |  |
| Annual Taxes                           | \$840.00  | Exemptions      | Homestead, Supplemental                                    |  |                    |                     | Year Taxes Payable     | 2021  | 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                          |   |                 |  |  |                    |                     | Start Showing Date     |   |                    |               |                  |     |  |  |  |
| List Date                              | 5/21/2021   | Exp Date        | 12/31/2021   | 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:                         |   |                 | Lockbox Type   | MECH   |                    | Lockbox Location    | front door             |   | Type of Sale       |               |                  |     |  |  |  |
| Pending Date                           |   |                 | Closing Date   |  |                    | Selling Price       |                        |   | How Sold           |               |                  |     |  |  |  |
| 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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