

Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction No
MLS # 202135399	727 Jeffrey Court	Columbia City	IN 46725	Status Active
Area Whitley County	Parcel ID 92-06-02-534-033.000-004	Type Site-Built Home		
Sub Columbia Shores	Cross Street	Bedrms 3	F Baths 1	H Baths 1
Location City/Town/Suburb	Style One Story	REO No	Short Sale No	
School District WHIT	Elem Mary Raber	JrH Indian Springs	SrH Columbia City	
Legal Description N MOST PT LOT 33 & SM TRI N PT LOT 34 COLUMBIA SHORES SEC I				
Directions US 30 W to State Rd. 9 (Main St.), turn left to Earl St., turn left to Blue River Dr., turn left to Jeffrey Dr., turn left and follow to Jeffrey				
Inside City Limits	City Zoning	County Zoning	Zoning Description	

Remarks This Beautiful Ranch Home is Move-In Ready! There are 3 bedrooms, 1 full bath with new walk-in shower! There is also a half bath with a new efficient toilet. Home has numerous other updates including new front door & stainless steel appliances! Open concept kitchen & family room with a beautiful fireplace. There is a large patio for entertaining and taking in the views of the pond. 2-car attached garage has attic storage. Nice home to make it your own!

Agent Remarks Owner is moving due to health reasons.

Sec Lot 33	Lot Ac/SF/Dim 0.3130 / 13,634 / 45x170	Src N	Lot Des 0-2.9999
Township Columbia	Abv Gd Fin SqFt 1,272	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0
Age 47	New No	Date Complete	Ext Brick, Vinyl
Room Dimensions	Baths Full Half	Water CITY	Basement Material
DIM L	B-Main 1 1	Sewer City	Dryer Hookup Gas No
LR 17 x 14 M	B-Upper 0 0	Fuel Heat Pump	Fireplace Yes
DR 20 x 11 M	B-Blw G 0 0	Heating	Dryer Hookup Elec Yes
FR x		Cooling Wall AC	Dryer Hook Up Gas/Elec No
KT 14 x 10 M	Laundry Rm Main	Disposal Yes	Split FlrPln No
BK x	AMENITIES Attic Pull Down Stairs, Ceiling Fan(s), Disposal, Dryer Hook Up Electric, Garage Door Opener, Kitchen Island, Patio Open, Porch Covered, Stand Up Shower, Main Level	Water Soft-Owned No	Ceiling Fan Yes
DN x		Water Soft-Rented No	Skylight No
MB 14 x 12 M		Alarm Sys-Sec No	ADA Features No
2B 13 x 10 M	Garage 2.0 / Attached / 22 x 20 / 440.00	Alarm Sys-Rent No	Fence
3B 10 x 10 M	Outbuilding None	Garden Tub No	Golf Course No
4B x	Outbuilding x	Jet Tub No	Nr Wlkg Trails No
5B x	Assn Dues Not Applicable	Pool No	Garage Y/N Yes
RR x	Other Fees	Pool Type	Off Street Pk
LF x	Restrictions	SALE INCLUDES Microwave, Washer, Dryer-Electric	
EX x	Water Access	FIREPLACE Family Rm	
WtrType	Wtr Frtg	Wtr Name	
Water Features		Channel Frtg	
Auction No	Auctioneer Name	Lake Type	Auctioneer License #
Owner Name			
Financing: Existing	Proposed	Excluded Party None	
Annual Taxes \$1,018.00	Exemptions Homestead, Mortgage,	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 Rainelle L Shockome - Cell: 260-341-4801	
Agent E-mail rshockome@yahoo.com		List Agent - User Code UP388037905	
Co-List Office		Co-List Agent	
Showing Instr Showing time		Start Showing Date	
List Date 8/25/2021	Exp Date 5/31/2022	Publish to Internet Yes	Show Addr to Public Yes
IDX Include Y	Contract Type Exclusive Right to Sell	Buyer Broker Comp. 2.5%	Vari.Rate No
Virtual Tours:	Lockbox Type NONE	Lockbox Location N/A	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: Chad Metzger / Metzger Property Services, LLC

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