




Residential Agent Full Detail Report

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Listings as of 09/28/2021

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Property Type	RESIDENTIAL			Status	Active			CDOM	22	DOM	22	Auction No	
MLS #	202137316	2757 N Williamson Drive	Warsaw	IN	46582	Status	Active			LP	\$399,000		
	Area	Kosciusko County		Parcel ID	43-06-31-100-078.000-019								
	Sub	Williamson(s)		Cross Street				Bedrms	3	F Baths	3	H Baths	1
	Location	Lake		Style	One and Half Story			REO	No	Short Sale	No		
	School District	WRS	Elem	Madison	JrH	Lakeview			SrH	Warsaw			
	Legal Description	021-121-004.N Lot 4 & N1/2 Lot 5 Williamson East Side 1st Add											
	Directions	From US 30, head North on 700 West. Turn West onto Williamson Drive. Continue on as it heads South. Property will be on the West											
Inside City Limits	N		City Zoning			County Zoning	OTH	Zoning Description	Residential				

Remarks Beautiful Lakefront Home with 2+Car Garage on Hoffman Lake! With 4,000+ sf this home features 3 Bedrooms, 3.5 Baths, Screened-In Porch & Deck to take in the beautiful lake views! The Main Floor includes Open Kitchen & Family Room with Beautiful Stone Fireplace & Vaulted Ceilings, Dining Room with French Doors, & Large Laundry Room with Built-In Desk! The Master Bedroom has a separate garden tub & shower with walk-in closet. There is a second fireplace in the Living Room with Vaulted Ceilings & Built-Ins! There are 2 Bedrooms & 1.5 Baths upstairs that lead out to a second deck. Don't miss this opportunity to own a Lakefront Home with 150+ft of lake frontage!

Agent Remarks

Sec	Lot	Lot Ac/SF/Dim	0.8200	/	35,719	/	210 x 160	Src Y	Lot Des	Waterfront, 0-2.9999, Water View	
Township	Prairie	Abv Gd Fin SqFt	4,158	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	4,158	Year Built	1988
Age	33	New No	Date Complete	Ext	Brick, Cedar	Fndtn	Crawl			# Rooms	12
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Block				
	DIM	L	B-Main	2	1	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes
LR	x		B-Upper	1	0	Fuel	Hot Water	Dryer Hookup Elec	Yes	Guest Qtrs	No
DR	x		B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split Firplin	No
FR	x					Cooling	Central Air	Disposal	No	Ceiling Fan	Yes
KT	x		Laundry Rm	Main		x		Water Soft-Owned	Yes	Skylight	No
BK	x		AMENITIES	Antenna, Breakfast Bar, Built-In Bookcase, Built-in Desk, Built-In Entertainment Ct, Ceiling Fan(s), Ceilings				Water Soft-Rented	No	ADA Features	No
DN	x		-Beamed, Ceilings-Vaulted, Countertops-Laminate, Deck Open,				Alarm Sys-Sec	No	Fence		
MB	16 x 14	M						Alarm Sys-Rent	No	Golf Course	No
2B	14 x 14	U	Garage	2.0	/ Attached	/ 25	x 26 / 650.00	Garden Tub	No	Nr Wlkg Trails	No
3B	12 x 14	U	Outbuilding	None		x		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	Refrigerator, Washer, Window Treatments, Cooktop		
LF	x		Restrictions					-Gas, Dryer-Electric, Water Heater Electric, Water Softener-Owned			
EX	x		Water Access	LAKE	Wtr Name	Hoffman	FIREPLACE	Family Rm, Living/Great Rm			
WtrType	Lake		Wtr Frtg	160.00	Channel Frtg	0.00					
Water Features	Pier/Dock		Lake Type	NOSKI							
Auction	No	Auctioneer Name	Auctioneer License #								
Owner Name											
Financing:	Existing	Proposed				Excluded Party			None		
Annual Taxes	\$3,803.49	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	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						Start Showing Date				
List Date	9/6/2021	Exp Date	10/30/2021	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 22	
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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