

Residential Agent Full Detail Report

Schedule a Showing

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Property Type RESIDENTIA	Status Active		CDOM 22 DOM	22 Auction No
MLS # 202207223 205	Vedrick Drive Wa	arsaw IN 46580	Status Active	LP \$155,000
11 the second se	Area Kosciusko County	Parcel ID 43-11-17-300-667.0	000-032 Type Site-Built Home	2
WHO STORE	Sub RaMar	Cross Street	Bedrms 3 F	Baths 1 H Baths 0
Y AREA NILL	Location City/Town/Suburb	Style One Story	REO No	Short Sale No
	School District WRS Elem	Washington JrH	Edgewood S	rH Warsaw
	Legal Description 004-079-12	1 Lot 21 Ra-Mar SD		
	Directions From SR 15, continue of	onto Fisher Ave. Turn southeast on He	rscher Dr., then south on Ranch I	Rd. Turn east on Ramar Dr., south on
	Inside City Limits Y	City Zoning R1 County Z	Zoning Zoning Des	scription

Remarks Ranch Home with 2-Car Attached Garage, Eat-In Kitchen & Large Yard ! This home is a spacious 1526 square feet 3, potentially 4, bedroom home located just off Ranch Road. This property also has a 24'x24' 2-car garage, and large driveway perfect for overflow parking! The garage & part of the back portion of the house has had the roof updated in 2018. There are two furnaces, central air in the main part of the house, and a water softener. Don't miss this opportunity on a home full of potential in a quiet neighborhood! Great Starter, Downsizing or Investment Property!

Agent Remarks

Sec	Lot 21	Lot	Ac/SF/Dim	0.3400	/ 14,	810	/ 120x120	C	Src	Ν	Lot Des	0-2.999	99			
Towr	nship Wa	/ne	4	Abv Gd F	in SqFt	1,526 Be	low Gd Fin	SqFt	0	Ttl Belo	w Gd SqFt	0	Ttl Fin SqFt	1,526	Year Built	1956
Age	66 New	No	Da	ite Comp	lete	E	Ext Alumi	num	Fnc	ltn Sla	b				# Rooms	8
Roor	n Dimensio	ns	Baths	Full	Half	Water	WELL			Baseme	ent Material					
	DIM	L	B-Main	1	0	Sewer	City			Dryer H	lookup Gas	Yes	Fire	eplace	No	
LR	х		B-Upper	0	0	Fuel	Gas, Forc	ed Air		Dryer H	lookup Elec	No	Gu	est Qtrs	No	
DR	х		B-Blw G	0	0	Heating				Dryer H	look Up Gas	s/Elec	No Spl	it Flrpln	No	
FR	х					Cooling	Central Ai	r		Dispos	al	No	Cei	ling Fan	No	
T	х		Laundry	Rm	Main		х			Water S	Soft-Owned	No	Sky	light	No	
ЗK	х					•	In Kitchen,			Water S	Soft-Rented	No	AD	A Feature	es No	
DN	х					0	n Hook Up (ar Hook Up	Gas, Sta	nd	Alarm S	Sys-Sec	No	Fer	ice		
MB	12 x 12	М	Up Showe	er, main i	-1001 Laui	nury, wasn	er Hook-Up			Alarm S	Sys-Rent	No	Gol	f Course	No	
2B	12 x 12	М	Garage	2.0) / Att	ached	/24 x2	4 / 57	6.00	Garden	Tub	No	Nr	Wlkg Trai	ls No	
3B	12 x 10	М	Outbuildi	ing No	ne	х				Jet Tub		No	Ga	age Y/N	Yes	
4B	х		Outbuildi	ing		х				Pool	No	С	Off	Street Pl	Yes	
5B	х		Assn Due	es	1	Not Applicat	ble			Pool Ty	pe					
RR	Х		Other Fee	es						SALE II	NCLUDES	Refrige	rator, Range-G	Gas		
LF	Х		Restrictio	ons												
EX	Х		Water Ac	cess		Wtr Name	9									
WtrType Wtr Frtg Cha				annel Frtg												
Vate	r Features					Lake	Туре									
Auct	ion No	Auc	tioneer Nan	ne						Aucti	oneer Licen	ise #				
	er Name															
	ncing: Exi	•					oposed						Excluded Part		e	
	al Taxes	\$79.42				ad, Mortgag	e, Over 65,			-	2021		Assessed Val	ue		
	vner/Seller				No			Posse		At closir	0					
	Office Met	0)-982-0238		List Ag	gent		etzger - Cell					
-	it E-mail	chad@	metzgerauc	ction.com							ist Agent - I	User C	ode L	IP388053	395	
	ist Office							Co-Lis	st Agent		-					
	ving Instr	Showir	•	= 16 -				.,					owing Date			
_ist I		2022	Exp Date		2022		o Internet			Addr to					w Comment	ts
	nclude Y		ontract Type			ight to Sell	Buyer E		Comp. 2		Vari.Rate		Special List	Cond.	None	
	al Tours: U	nbrande	ed Virtual To			e MECH				tion fror			pe of Sale			~~
	ling Date			Closin	-			Selli	ing Pric	Ð		How S	old		CDOM	22
ftl C	oncessions	Paid				oncession	Remarks									
Sell (Sell Ag					Sell Off				Co-Sell A			

 Presented by:
 Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

 Information is not guaranteed.
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