


Property Type	RESIDENTIAL	Status	Active	CDOM 1	DOM 1	Auction No		
MLS #	202240329	1119 Indian Hills Drive	Wabash	IN 46992		LP \$134,900		
	Area	Wabash County	Parcel ID	85-14-40-102-010.000-009	Type	Site-Built Home	Waterfront	No
	Sub	Indian Hills	Cross Street		Bedrms	3	F Baths	1
	Township	Noble	Style	One Story	REO	No	Short Sale	No
	School District	WAB	Elem	OJ Neighbors	JrH	Wabash	SrH	Wabash
	Legal Description	INDIAN HILLS 47						
	Directions	Take US 24 to Cass St. Turn south onto Cass St. then west on Colerain St. Turn south onto Indian Hills Dr. Property is on the north						
	Inside City Limits	Y	City Zoning	R1	County Zoning		Zoning Description	

Remarks Beautiful 3 Bedroom Home with 1+Car Attached Garage! Very Well Maintained. Oversized 1-Car Garage has plenty of space for your vehicle & workshop. Backyard is fenced in with concrete patio. Newer Metal Roof. Nice neighborhood close to schools, restaurants, & shopping! Great starter, downsizing, or rental home option!

Agent Remarks Age exemptions are in place.

Sec	Lot	Lot Ac/SF/Dim	0.1500 / 6,600 / 60X110	Lot Desc	Level, 0-2.9999	Ttl Below Gd SqFt	0	Ttl Fin SqFt	972	Year Built	1965
Above Gd Fin SqFt	972	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	972	Year Built	1965
Age	57	New Const	No	Date Complete		Ext	Vinyl	Bsmt	Crawl	# Rooms	6
Room Dimensions		Baths	Full	Half	Water	CITY		Basement Material			
RM DIM	LVL	B-Main	1	0	Sewer	City		Dryer Hookup Gas	No	Fireplace	No
LR	12 x 11	M	B-Upper	0	0	Fuel /	Gas, Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No
DR	x		B-Blw G	0	0	Heating		Dryer Hookup G/E	No	Split FlrPln	No
FR	x					Cooling	Central Air	Disposal	No	Ceiling Fan	Yes
KT	12 x 11	M	Laundry Rm	Main	12 x 9			Water Soft-Owned	No	Skylight	No
BK	x		AMENITIES	Ceiling Fan(s), Porch Covered, Main Floor				Water Soft-Rented	No	ADA Features	No
DN	x			Laundry, Washer Hook-Up				Alarm Sys-Sec	No	Fence	Vinyl
MB	9 x 9	M						Alarm Sys-Rent	No	Golf Course	No
2B	10 x 10	M						Garden Tub	No	Nr Wlkg Trails	No
3B	10 x 12	M	Garage	1.0 / Attached	/ 20 x 24 / 480.00			Jet Tub	No	Garage Y/N	Yes
4B	x		Outbuilding 1	None		x		Pool	No	Off Street Pk	
5B	x		Outbuilding 2			x		Pool Type			
RR	x		Assn Dues		Frequency	Not Applicable		SALE INCLUDES	Refrigerator, Window Treatments, Oven-Electric		
LF	x		Other Fees								
EX	x		Restrictions								

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type		Lake Type	
Auctioneer Name		Lic #		Auction Date		Location	
Financing: Existing		Proposed				Excluded Party	None
Annual Taxes \$24.00		Exemptions	Homestead, Over 65, Supplemental	Year Taxes Payable	2022	Assessed Value	
Possession	At closing						
List Office	Metzger Property Services, LLC - Off: 260-982-0238			List Agent	Rainelle L Shockome - Cell: 260-341-4801		
Agent E-mail	rshockome@yahoo.com			List Agent - User Code	UP388037905	List Team	
Co-List Office				Co-List Agent			
Showing Instr	Showingtime						
List Date	9/27/2022	Start Showing Date		Exp Date	12/31/2022	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	3.0%	Variable Rate	No	Special List Cond.	None
Virtual Tours:		Lockbox Type	Mechanical/Combo	Lockbox Location	front door	Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession Remarks				Conc Paid By	
Sell Office		Sell Agent		Co-Sell Off		Co-Sell Agent	
						Sell Team	

Presented by:

Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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