

Listings as of 10/17/2022

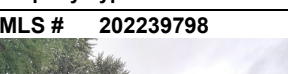
Property Type RESIDENTIAL

**Status** Active

CDOM 25

DOM 25

Auction No

|  |                    |                 |  |            |              |    |                          |              |               |                 |                    |            |     |    |         |   |  |  |
|--|--------------------|-----------------|--|------------|--------------|----|--------------------------|--------------|---------------|-----------------|--------------------|------------|-----|----|---------|---|--|--|
| MLS #  | 202239798          | 3749 Trier Road |  | Fort Wayne |              | IN | 46815                    | LP \$159,900 |               |                 |                    |            |     |    |         |   |  |  |
|  | Area               |                 | Allen County   |            | Parcel ID    |    | 02-08-29-180-005.000-072 |              | Type          | Site-Built Home |                    | Waterfront |     | No |         |   |  |  |
|  | Sub                |                 | Gerkes Trier   |            | Cross Street |    |                          |              | Bedrms        | 3               |                    | F Baths    | 2   |    | H Baths | 0 |  |  |
|  | Township           |                 | St Joe   |            | Style        |    | One and Half Story       |              | REO           | No              |                    | Short Sale |     | No |         |   |  |  |
|  | School District    |                 | FWC  |            | Elem         |    | Harris                   |              | JrH           |                 | Lane               |            | SrH |    | Snider  |   |  |  |
|  | Legal Description  |                 | GERKES TRIER ROAD LOT 11   |            |              |    |                          |              |               |                 |                    |            |     |    |         |   |  |  |
|  | Directions         |                 | From Hwy 930 (Coliseum Blvd), head north on Hobson Rd. Turn east on Trier Rd. Property is on the north side of the road. |            |              |    |                          |              |               |                 |                    |            |     |    |         |   |  |  |
|  | Inside City Limits |                 | Y  |            | City Zoning  |    | R1                       |              | County Zoning |                 | Zoning Description |            |     |    |         |   |  |  |

**Remarks** Beautiful Cape Cod Home featuring 3 Bedrooms & 2 Full Baths on a Half Acre Lot with In-ground Pool! Enjoy entertaining friends & family in the Huge Backyard & Pool! There is a 2-Car Attached Garage with plenty of space for your vehicles & extra storage! Home is on a partial basement. Great Location near schools, restaurants, & shopping! Come see for yourself!

### Agent Remarks

| Sec               | Lot 11  | Lot Ac/SF/Dim       | 0.5700        | /   | 25,000            | /              | 100X250                | Lot Desc          | 0-2.9999   |                |            |            |      |
|-------------------|---------|---------------------|---------------|---|-------------------|----------------|------------------------|-------------------|--|----------------|------------|------------|------|
| Above Gd Fin SqFt | 1,796   | Above Gd Unfin SqFt | 0             |   | Below Gd Fin SqFt | 0              |                        | Ttl Below Gd SqFt | 768  | Ttl Fin SqFt   | 1,796      | Year Built | 1950 |
| Age               | 72      | New Const           | No            | Date Complete   |                   | Ext            | Aluminum               | Bsmnt             | Partial Basement, Partially Finished, Unfinished           | # Rooms        | 7          |            |      |
| Room Dimensions   |         |                     | Baths         | Full  | Half              | Water          | CITY                   | Basement Material | Poured Concrete  |                |            |            |      |
|                   | RM DIM  | LVL                 | B-Main        | 1   | 0                 | Sewer          | City                   | Dryer Hookup Gas  | No   | Fireplace      | Yes        |            |      |
| LR                | 20 x 19 | M                   | B-Upper       | 1   | 0                 | Fuel /         | Gas, Forced Air        | Dryer Hookup Elec | No <th>Guest Qtrs</th> <td>No</td> <th></th> <th></th>     | Guest Qtrs     | No         |            |      |
| DR                | 11 x 11 | M                   | B-Blw G       | 0   | 0                 | Heating        |                        | Dryer Hookup G/E  | No <th>Split Flrpln</th> <td>No</td> <th></th> <th></th>   | Split Flrpln   | No         |            |      |
| FR                | 23 x 14 | M                   |               |   |                   | Cooling        | Attic Fan, Central Air | Disposal          | No <th>Ceiling Fan</th> <td>Yes</td> <th></th> <th></th>   | Ceiling Fan    | Yes        |            |      |
| KT                | x       |                     | Laundry Rm    | Basement  |                   | 1Qx 10         |                        | Water Soft-Owned  | No <th>Skylight</th> <td>No</td> <th></th> <th></th>       | Skylight       | No         |            |      |
| BK                | x       |                     | AMENITIES     | Attic-Walk-up, Built-In Bookcase, Ceiling Fan(s), Countertops-Laminate, Porch Covered, Formal Dining Room, Washer Hook-Up |                   |                |                        | Water Soft-Rented | No <th>ADA Features</th> <td>No</td> <th></th> <th></th>   | ADA Features   | No         |            |      |
| DN                | x       |                     |               |   |                   |                |                        | Alarm Sys-Sec     | No <th>Fence</th> <td>Chain Link</td> <th></th> <th></th>  | Fence          | Chain Link |            |      |
| MB                | 14 x 14 | U                   |               |   |                   |                |                        | Alarm Sys-Rent    | No <th>Golf Course</th> <td>No</td> <th></th> <th></th>    | Golf Course    | No         |            |      |
| 2B                | 13 x 10 | U                   |               |   |                   |                |                        | Garden Tub        | No <th>Nr Wlkg Trails</th> <td>No</td> <th></th> <th></th> | Nr Wlkg Trails | No         |            |      |
| 3B                | 10 x 9  | U                   | Garage        | 2.0   | / Attached        | /              | 22 x 22 / 484.00       | Jet Tub           | No <th>Garage Y/N</th> <td>Yes</td> <th></th> <th></th>    | Garage Y/N     | Yes        |            |      |
| 4B                | x       |                     | Outbuilding 1 | Shed  |                   |                | 6 x 6                  | Pool              | Yes  | Off Street Pk  |            |            |      |
| 5B                | x       |                     | Outbuilding 2 |   |                   |                | x                      | Pool Type         | Below Ground   |                |            |            |      |
| RR                | 23 x 14 | B                   | Assn Dues     |   | Frequency         | Not Applicable |                        | SALE INCLUDES     | Water Heater Gas   |                |            |            |      |
| LF                | x       |                     | Other Fees    |   |                   |                |                        | FIREPLACE         | Family Rm, Wood Burning                                    |                |            |            |      |
| EX                | x       |                     | Restrictions  |   |                   |                |                        |                   |  |                |            |            |      |

|                     |            |              |                         |                    |
|---------------------|------------|--------------|-------------------------|--------------------|
| Water Access        | Wtr Name   |              | Water Frontage          | Channel Frontage   |
| Water Features      |            |              | Water Type              | Lake Type          |
| Auctioneer Name     | Lic #      | Auction Date | Time                    | Location           |
| Financing: Existing | Proposed   |              |                         | Excluded Party     |
| Annual Taxes        | \$1,386.00 | Exemptions   | Homestead, Supplemental | Year Taxes Payable |
|                     |            |              | 2022                    | Assessed Value     |
|                     |            |              |                         | None               |

|                       |  |                               |  |
|-----------------------|--|-------------------------------|--|
| <b>List Office</b>    | Metzger Property Services, LLC - Off: 260-982-0238 | <b>List Agent</b>             | Rainelle L Shockome - Cell: 260-341-4801 |
| <b>Agent E-mail</b>   | rshockome@yahoo.com                                | <b>List Agent - User Code</b> | UP388037905                              |
| <b>Co-List Office</b> |  | <b>List Team</b>              |  |
|                       |  | <b>Co-List Agent</b>          |  |

|                      |           |                         |  |                               |           |                                     |  |            |                         |              |
|----------------------|-----------|-------------------------|--|-------------------------------|-----------|-------------------------------------|--|------------|-------------------------|--------------|
| Showing Instr        |           | Showingtime             |  |                               |           |                                     |  |            |                         |              |
| List Date            | 9/22/2022 | Start Showing Date      |  | Exp Date                      | 1/31/2023 | Owner/Seller a Real Estate Licensee |  | No         | Agent/Owner Related     | No           |
| Contract Type        |           | Exclusive Right to Sell |  | Buyer Broker Comp. 2.0%       |           | Variable Rate                       |  | No         | Special List Cond. None |              |
| Virtual Tours:       |           | Unbranded Virtual Tour  |  | 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

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).

© 2022 IRMLS. All Rights Reserved.

Page 1 of 1

10/17/2022 09:50 AM