




Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 03/20/2023

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Property Type	RESIDENTIAL	Status	Active	CDOM	48	DOM	48	Auction	No
MLS #	202302696	2036 Pheasant Ridge Drive		Warsaw		IN 46580		LP \$369,900	
	Area	Kosciusko County		Parcel ID	43-11-20-400-070.000-032		Type	Site-Built Home	
	Sub	Pheasant Ridge		Cross Street			Bedrms	5	F Baths 3
	Township	Wayne		Style	One Story		REO	No	Short Sale No
	School District	WRS		Elem	Eisenhower		JrH	Edgewood	
								SrH	Warsaw
Legal Description		4-102-159 LOT 44 PHEASANT RIDGE 2ND ADD							
Directions		From SR 15, head east on 200 S. Turn north on County Farm Rd, then west on Salman Dr., and south on Pheasant Ridge Dr.							
Inside City Limits		Y	City	R1	County Zoning		Zoning Description		

Remarks Beautiful Updated Home in Pheasant Ridge Subdivision! Updated Home offering 3000+ SF with 5 Bedrooms and 3.5 Baths! Situated in the Pheasant Ridge subdivision on a Pond facing lot! The home includes an open Gourmet Kitchen featuring Quartz Countertops & Kitchen Island and Great Room with Vaulted Ceilings! The Finished Basement includes a Home Theater Room, Family Room, 2 Bedrooms, & 1 Bath. All this and a 3-Car Attached Garage & Huge Deck facing the Pond off of the Great Room making a great entertaining space! Come see for yourself!

Agent Remarks Inspection Report Available upon request.

Sec	Lot 44	Lot Ac/SF/Dim	0.4800	/	20,992	/	78X164	Lot Desc	Waterfront, 0-2.9999						
Above Gd Fin SqFt		1,723	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		1,392	Ttl Below Gd SqFt	1,723	Ttl Fin SqFt	3,115	Year Built	2005	
Age	18	New Const	No	Date Complete			Ext	Brick, Stone, Vinyl			Bsmt	Full Basement, Walk-Out Basement, Finished		# Rooms	11
Room Dimensions			Baths	Full	Half	Water	CITY		Basement Material	Poured Concrete					
	RM DIM	LVL	B-Main	2	1	Sewer	City		Dryer Hookup Gas	No	Fireplace	No			
LR	14 x 16	M	B-Upper	0	0	Fuel /	Gas, Forced Air		Dryer Hookup Elec	No	Guest Qtrs	No			
DR	13 x 10	M	B-Blw G	1	0	Heating			Dryer Hookup G/E	Yes	Split FlrPln	No			
FR	22 x 15	L				Cooling	Central Air		Disposal	Yes	Ceiling Fan	Yes			
KT	16 x 19	M	Laundry Rm	Main	7 x 6				Water Soft-Owned	Yes	Skylight	No			
BK	x		AMENITIES	1st Bdrm En Suite, Breakfast Bar, Cable Available,											
DN	11 x 11	L	Ceiling-9+, Ceiling-Cathedral, Ceiling-Tray, Ceiling Fan(s),												
MB	15 x 14	M	Ceilings-Beamed, Ceilings-Vaulted, Closet(s) Walk-in,												
2B	8 x 11	M	Countertops-Stone, Deck Open, Deck on Waterfront, Detector												
3B	11 x 11	M	Garage	3.0	/ Attached	/	32 x 22	/ 704.00	Garden Tub	Yes	Nr Wlkg Trails	No			
4B	13 x 13	L	Outbuilding 1	None			x		Jet Tub	No	Garage Y/N	Yes			
5B	18 x 12	L	Outbuilding 2				x		Pool	No	Off Street Pk	Yes			
RR	11 x 13	L	Assn Dues		Frequency	Not Applicable									
LF	x		Other Fees												
EX	x		Restrictions												

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type Pond		Lake Type	
Auctioneer Name Chad Metzger		Lic # AC31300015		Auction Date		Time	
Financing: Existing		Proposed				Excluded Party None	
Annual Taxes \$3,681.29		Exemptions Homestead, Mortgage, Supplemental		Year Taxes Payable 2022		Assessed Value	
Possession At closing							
List Office Metzger Property Services, LLC - Off: 260-982-0238				List Agent Chad Metzger - Cell: 260-982-9050			
Agent E-mail chad@metzgerauction.com				List Agent - User Code UP388053395		List Team	
Co-List Office				Co-List Agent			
Showing Instr Showingtime							
List Date 1/31/2023		Start Showing Date		Exp Date 5/31/2023		Owner/Seller a Real Estate Licensee No	
Contract Type Exclusive Right to Sell		Buyer Broker 1.5%		Variable Rate No		Special List Cond. None	
Virtual Tours: Unbranded Virtual Tour		Lockbox Type Mechanical/Combo		Lockbox Location 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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