


Listings as of 03/31/2023

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 20	<b>DOM</b> 20	<b>Auction</b> No
<b>MLS #</b> 202307104	<b>801 Thorn Street</b>	<b>North Manchester</b>	<b>IN 46962</b>	<b>LP \$234,900</b>
	<b>Area</b> Wabash County	<b>Parcel ID</b> 85-07-06-202-018.000-002	<b>Type</b> Site-Built Home	<b>Waterfront</b> No
	<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 2	<b>F Baths</b> 2
	<b>Township</b> Chester	<b>Style</b> One Story	<b>REO</b> No	<b>Short Sale</b> No
	<b>School District</b> MCS	<b>Elem</b> Manchester	<b>JrH</b> Manchester	<b>SrH</b> Manchester
<b>Legal Description</b> SAM KREIGS 1ST W 72' 6				
<b>Directions</b> From State Road 114, take Job at Ace Hardware and right onto Thorn St. Property is on the south side of the road and close to the				
<b>Inside City Limits</b> Y	<b>City</b> R1	<b>County Zoning</b>	<b>Zoning Description</b>	

**Remarks** This Beautiful, Brand New, One-Story Home is ready for you to call it Home! Newly finished 2-bedroom, 2 full bath home is complete with Vaulted Ceilings, Open Concept Kitchen & Living Area, Full Basement & an Attached Garage! The Kitchen is a Must-See with all New Stainless Appliances, Soft-Close Cabinetry, Shiplap Bar & Granite Countertops. Full basement has an open family room area, wet bar hookups, large 2nd Laundry room & another Full Bath! The main level also has a laundry room which allows you to customize this home to your exact needs! Curb Appeal is complete with new landscaping & a Cute Front Porch with room to sit & unwind. Location puts you close to everything and even within walking distance to an ice cream shop! Don't miss this unique opportunity for a brand-new, move-in ready home!

**Agent Remarks**

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b> 0.1200 / 5,328 / 72X74	<b>Lot Desc</b> 0-2.9999
<b>Above Gd Fin SqFt</b> 960	<b>Above Gd Unfin SqFt</b> 0	<b>Below Gd Fin SqFt</b> 840	<b>Ttl Below Gd SqFt</b> 840
<b>Age</b> 0	<b>New Const</b> Custom	<b>Date Complete</b> March	<b>Ext</b> Shingle, Vinyl
<b>Room Dimensions</b>	<b>Baths</b> Full	<b>Half</b>	<b>Water</b> CITY
<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b> 1 0	<b>Sewer</b> City
<b>LR</b> 16 x 15	<b>M</b>	<b>B-Upper</b> 0 0	<b>Fuel /</b> Gas, Forced Air
<b>DR</b> x		<b>B-Blw G</b> 1 0	<b>Heating</b>
<b>FR</b> 26 x 14	<b>B</b>		<b>Cooling</b> Central Air
<b>KT</b> 15 x 13	<b>M</b>	<b>Laundry Rm</b> Main	8 x 10
<b>BK</b> x		<b>AMENITIES</b> Breakfast Bar, Ceiling-9+, Ceilings-Vaulted, Countertops-Stone, Disposal, Dryer Hook Up Gas/Elec, Eat-In Kitchen, Garage Door Opener, Landscaped, Open Floor Plan, Porch Covered, Range/Oven Hk Up Gas/Elec, Utility Sink,	
<b>DN</b> x		<b>Garage</b> 1.0 / Attached	/ 26 x 14 / 364.00
<b>MB</b> 11 x 11	<b>M</b>	<b>Outbuilding 1</b> None	x
<b>2B</b> 11 x 11	<b>M</b>	<b>Outbuilding 2</b>	x
<b>3B</b> x		<b>Assn Dues</b>	<b>Frequency</b> Not Applicable
<b>4B</b> x		<b>Other Fees</b>	
<b>5B</b> x		<b>Restrictions</b>	
<b>RR</b> x			<b>SALE INCLUDES</b> Dishwasher, Microwave, Refrigerator, Oven-Electric, Range/Oven-Dual Fuel, Sump Pump, Water Heater Electric
<b>LF</b> x			
<b>EX</b> x			

<b>Water Access</b>	<b>Wtr Name</b>	<b>Water Frontage</b>	<b>Channel Frontage</b>
<b>Water Features</b>		<b>Water Type</b>	<b>Lake Type</b>
<b>Auctioneer Name</b>	<b>Lic #</b>	<b>Auction Date</b>	<b>Time</b>
<b>Financing:</b> Existing	<b>Proposed</b> Cash, Conventional, FHA, USDA, VA	<b>Excluded Party</b> None	
<b>Annual Taxes</b> \$674.00	<b>Exemptions</b> No Exemptions	<b>Year Taxes Payable</b> 2023	<b>Assessed Value</b>
<b>Possession</b> DOC			
<b>List Office</b> Metzger Property Services, LLC - Off: 260-982-0238	<b>List Agent</b> Tiffany Reimer - Cell: 260-571-7910		
<b>Agent E-mail</b> tiff@metzgerauction.com	<b>List Agent - User Code</b> UP388053396	<b>List Team</b>	
<b>Co-List Office</b>	<b>Co-List Agent</b>		
<b>Showing Instr</b>			
<b>List Date</b> 3/11/2023	<b>Start Showing Date</b>	<b>Exp Date</b> 12/31/2023	<b>Owner/Seller a Real Estate Licensee</b> No
<b>Contract Type</b> Exclusive Right to Sell	<b>Buyer Broker</b> 1.5%	<b>Variable Rate</b> No	<b>Special List Cond.</b> None
<b>Virtual Tours:</b> Unbranded Virtual Tour	<b>Lockbox Type</b> None	<b>Lockbox Location</b> garage door	<b>Type of Sale</b>
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>	<b>Conc Paid By</b>	
<b>Sell Office</b>	<b>Sell Agent</b>	<b>Co-Sell Off</b>	<b>Co-Sell Agent</b>
			<b>Sell Team</b>

**Presented by:**

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

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