


Property Type RESIDENTIAL	Status Active	CDOM 33	DOM 33	Auction No
MLS # 202306998	638 Laura Lane	Sweetser	IN 46987	LP \$210,000
	Area Grant County	Parcel ID 27-03-32-204-028.000-024	Type Site-Built Home	Waterfront No
	Sub Pleasant Homes	Cross Street	Bedrm 3	F 2
	Township Pleasant	Style One Story	REO No	Short Sale No
	School District OAKHU	Elem Converse/Sweetser/Sway Jr	Oak Hill SrH Oak Hill	
Legal Description 27-02-1144 LOT 4 & STREET VAC PLEASANT HOMES 4TH SUBDIV SEC 2. MP 0332-204-028.000				
Directions From Hwy 18, head north on Laura Ln. Property is on the east side of the road.				
Inside City Limits Y	City R1	County Zoning	Zoning Description	

Remarks Beautiful Custom Ranch Home with 2-Car Attached Garage! This home features 3 Bedrooms, 2.5 Baths & a Home Office with Kitchenette & 2nd Half Bath! This area has a separate heating system and would make a great Work-from-Home space or Mother-In-Law Suite! 3-Season Sunroom has a Vaulted Ceiling, Skylights, & Exposed Brick Wall adding lots of Character & Natural Light! There is also a Large Eat-In Kitchen, Formal Dining Room, Living Room, & Family Room with Brick Fireplace. Master Suite has Double Closets! 2+Car Attached Garage has plenty of room for your vehicles & extra storage! Great neighborhood close to restaurants & shopping!

Agent Remarks Being sold "as-is."

Se Lot 4	Lot Ac/SF/Dim 0.5600 / 24,300 / 150X162	Lot Desc 0-2.9999		
Above Gd Fin SqFt 2,214	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 2,214
Age 50	New Const No	Date	Ext Brick, Vinyl	Bsmnt Crawl, Slab
Room Dimensions		Baths Full Half Water	Basement Material	
RM DIM LVL	B-Main 2 2	Sewer City	Dryer Hookup Gas No	
LR 11 x 21 M	B-Upper 0 0	Fuel Gas, Forced Air	Dryer Hookup Elec Yes	
D 12 x 12 M	B-Blw G 0 0	Heating	Dryer Hookup G/E No	
FR 11 x 17 M		Cooling Central Air	Disposal No	
KT 10 x 26 M	Laundry Rm Main 7 x 13		Water Soft-Owned No	
B x	AMENITIES Ceiling Fan(s), Ceilings-Vaulted, Chair Rail, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Patio Open, Porch Covered, Porch Open, Twin Sink Vanity, Kitchenette, Main Level Bedroom Suite, Main Floor		Water Soft-Rented No	
D x			Alarm Sys-Sec No	
M 10 x 12 M			Alarm Sys-Rent No	
2B 12 x 12 M			Garden Tub No	
3B 14 x 14 M	Garage 2.0 / Attached / 32 x 27 / 864.00		Jet Tub No	
4B x	Outbuilding 1 None x		Pool No	
5B x	Outbuilding 2 x		Pool Type	
R x	Assn Dues Frequency Not Applicable		SALE INCLUDES Water Heater Electric	
LF x	Other Fees		FIREPLACE Family Rm	
EX x	Restrictions			

Water	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake Type
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction Date	Time
Financing: Existing	Proposed	Excluded Party None	
Annual \$1,704.47	Exemptions Homestead, 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 3/10/2023	Start Showing Date	Exp Date 6/30/2023	Owner/Seller a Real Estate Licensee No
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 1.5%	Variable Rate No	Special List Cond. None
Virtual Unbranded Virtual Tour	Lockbox Type Mechanical/Comb	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		Sell
Co-Sell Office	Co-Sell		
Presented by: Chad Metzger - Cell: 260-982-9050	/	Metzger Property Services, LLC - Off: 260-982-0238	

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