


Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction No
MLS # 202315483	3665 N Barbee Road	Warsaw	IN 46582	LP \$380,000
	Area Kosciusko County	Parcel ID 43-08-28-100-413.000-023	Type Site-Built Home	Waterfront Yes
	Sub Lakeview Park	Cross Street EMS B61 Lane	Bedrm 2	F 1
	Township Tippecanoe	Style One Story	REO No	Short Sale No
	School WSC	Elem North Webster	Jr Wawasee	SrH Wawasee
Legal Description 5-109-279 PT E 130 FT LOT 6 LAKEVIEW PARK				
Directions Big Barbee Drive, channel front by bridge, channel between Big and Little Barbee Lakes.				
Inside City N	City	County Zoning R1	Zoning Description Residential	

Remarks Great investment opportunity! Two cottages with room for possible third dwelling. Currently rented year-round on a monthly basis but could be Air BNB or VRBO vacation sites. Rent weekly during heightened vacation season and six months to college or semi-seasonal residents. The possibilities are endless. One one-bedroom home, one bath, 496 sq ft; one two-bedroom home, one bath 795 sq. ft. Both homes have newer flooring and appliances. Over 100' of channel front with enough room to accommodate boats/water vehicles for both homes! AS IS - WHERE IS - please include as is addendum. 24 hour notice to show. Buyer's agent to verify room measurements and school district. Room details are for two-bedroom unit. Two 8x10 storage sheds, one for each property.

Agent Remarks 24 hr notice to show. Current tenants have a good rental history. Room details are for two-bedroom unit. AS IS WHERE IS Please use as is addendum.

Se	Lo 6	Lot	0.2300	/ 10,176	/ 106X96	Lot Desc	Waterfront, Water View, Waterfront-Medium Bank				
Above Gd Fin SqFt	795	Above Gd Unfin SqFt	0	Below Gd Fin	0	Ttl Below Gd	0	Ttl Fin SqFt	795	Year Built	1927
Age	96	New Const	No	Date		Ex Vinyl		Bsm Slab		# Rooms	4
Room Dimensions		Baths	Full	Half	Water	WELL	Basement Material				
RM DIM	LV	B-Main	1	0	Well Type	Shared	Dryer Hookup Gas	No	Fireplace	No	
L	14 x 17	M	B-Upper	0	0	Sewer	Regional	Dryer Hookup	No	Guest Qtrs	No
D	x	B-Blw G	0	0	Fuel /	Gas, Forced Air	Dryer Hookup G/E	No	Split FlrPln	No	
F	x	Laundry Rm	N/A		Heating		Disposal	No	Ceiling Fan	No	
K	11 x 9	M	Laundry L/W	x	Cooling	Central Air	Water Soft-Owned	Yes	Skylight	No	
B	x						Water Soft-Rented	No	ADA Features	No	
D	x						Alarm Sys-Sec	No	Fence		
M	13 x 9	M					Alarm Sys-Rent	No	Golf Course	No	
2	13 x 12	M					Garden Tub	No	Nr Wlkg Trails	No	
3	x		Garage	/	/	x	/	Jet Tub	No	Garage Y/N	No
4	x		Outbuilding	None		x		Pool	No	Off Street Pk	Yes
5	x		Outbuilding			x		Pool Type			
R	x		Assn Dues	\$0.00	Frequency	Not Applicable		SALE INCLUDES	Water Softener-Owned		
LF	x		Other Fees	\$0.00							
E	x		Restrictions	No							

Water	CHFR	Wtr Name	LtlBarbee	Water Frontage	100.00	Channel	100.00
Water Features	Pier/Dock			Water Type	Lake	Lake	Access to Ski Lake

Auctioneer Name		Lic #		Auction		Time		Location	
Financing: Existing		Proposed	Cash, Conventional			Excluded Party	None		
Annual	\$2,804.00	Exemptions		Year Taxes Payable	2023	Assessed Value			

Possession Negotiable

List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Toni Derry - Cell: 574-377-1529

Agent E-mail toniderry.realtor@gmail.com **List Agent - User Code** UP394501048 **List Team**

Co-List Office **Co-List Agent**

Showing Instr Schedule through showing time, 24 hour notice to show.

List Date 5/12/2023 **Start Showing Date** **Exp Date** 11/11/2023 **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 **Lockbox Type** None **Lockbox Location** None **Type of Sale**

Pending Date **Closing Date** **Selling Price** **How Sold**

Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid**

Sell Office **Sell Agent** **Sell**

Co-Sell Office **Co-Sell**

Presented by: Toni Derry - Cell: 574-377-1529 / 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). © 2023 IRMLS. All Rights Reserved.