


Property Type RESIDENTIAL	Status Active	CDOM 83	DOM 83	Auction No
MLS # 202318982	432 Drake Road	Kendallville	IN 46755	LP \$199,900
	Area Noble County	Parcel ID 57-07-32-200-221.000-020	Type Site-Built Home	Waterfront No
	Sub Beyer Campbell	Cross Street	Bedrms 3	F Baths 3
	Township Wayne	Style One Story	REO No	Short Sale No
	School District ENS	Ele Wayne Center	JrH East Noble	SrH East Noble
Legal Description BEYER-CAMPBELL ADD LOT 1 (EX FRL PT SW COR) SEC 32 BEYER-CAMPBELL ADD LOT 2				
Directions From SR 3, head east on Drake Rd. Property is on the northeast corner of Drake & Weston Ave.				
Inside City Limits	City Zoning	County Zoning	Zoning Description	

Remarks Classic Mid-century modern ranch-style home features 3 bedrooms and 3 baths. The pink and blue bathrooms add a touch of retro charm, while the large living room is perfect for relaxing and entertaining guests. The 3-seasons room also provides a great space for enjoying the beautiful outdoor views during all but the coldest months of the year. Outside, the large lot provides space for gardening, playing, and even a future pool or other outdoor amenities. The combination of indoor and outdoor spaces makes this home perfect for anyone seeking a peaceful and relaxing retreat. Located in a great area with prime access to local amenities and entertainment, this home is a true gem waiting to be discovered!

Agent Remarks 24 hr notice for showings.

Sec Lot 123	Lot 0.8900	Lot Desc 0-2.9999	/ 38,600 / 337X114.5	
Above Gd Fin 1,864	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 1,864
Age 66	New Const No	Date Complete	Ext Stone	Bsmt Crawl
Room Dimensions		Baths Full Half	Water CITY	Basement Material
RM DIM	LV	B-Main 3 0	Well Type	Dryer Hookup Gas No
LR 25 x 15	M	B-Upper 0 0	Sewer City	Fireplace No
DR x		B-Blw G 0 0	Fuel / Electric	Guest Qtrs No
FR x		Laundry Rm Main	Heating	Dryer Hookup G/E No
KT 10 x 10	B	Laundry L/W x	Cooling Central Air	Disposal Yes
BK 10 x 9	M	AMENITIES Ceiling Fan(s), Disposal, Garage Door Opener, Main Floor Laundry, Washer Hook-Up		Ceiling Fan Yes
DN x				Water Soft-Owned No
MB 14 x 11	M			Skylight No
2B 14 x 13	M			Water Soft-Rented No
3B 12 x 11	M	Garage 2.0 / Attached	/ 24 x 22 / 528.00	ADA Features No
4B x		Outbuilding 1 None	x	Fence
5B x		Outbuilding 2	x	Golf Course No
RR x		Assn Dues	Frequency Not Applicable	Nr Wlkg Trails No
LF x		Other Fees		Garage Y/N Yes
EX x		Restrictions		Pool No
				Off Street Pk
				Pool Type
				SALE INCLUDES Dishwasher, Kitchen Exhaust Hood, Oven-Electric, Range-Electric, Water Heater Gas

Water Access	Wtr Name	Water Frontage	Channel Frontage
Water		Water Type	Lake Type
Auctioneer Name	Lic #	Auction Date	Time
Financing: Existing	Proposed		Location
Annual Taxes \$891.08	Exemption Homestead, Mortgage,	Year Taxes Payable 2023	Excluded Party None
Possession 30 days after closing			Assessed
List Office Metzger Property Services, LLC - Off: 260-982-0238	List Agent Rainelle L Shockome - Cell: 260-341-4801		
Agent E-mail rshockome@yahoo.com	List Agent - User UP388037905	List	
Co-List Office	Co-List Agent		
Showing Instr Showingtime			
List Date 6/6/2023	Start Showing Date	Exp Date 11/30/2023	Owner/Seller a Real Estate Licensee No
Contract Exclusive Right to Sell	Buyer Broker 2.5%	Variable Rate No	Agent/Owner Related No
Virtual Tours: Unbranded Virtual Tour	Lockbox Type None	Lockbox Location n/a	Special List None
Pending Date	Closing Date	Selling Price	Type of
Ttl Concessions Paid	Sold/Concession		How Sold
Sell Office	Sell Agent		Conc Paid By
Co-Sell Office	Co-Sell		Sell

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

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