

Property Type RESIDENTIAL Status Active CDOM 2 DOM 2 Auction Yes

MLS # 201938943 2504 Westside Drive Warsaw IN 46580 Status Active LP \$0



Area Kosciusko County **Parcel ID** 43-11-06-100-059.000-031 **Type** Site-Built Home
Sub River View / Riverview **Cross Street**
Location City/Town/Suburb, Rural **Style** One Story **Bedrms** 2 **F Baths** 1 **H Baths** 0
School District WRS **Elem** Madison **JrH** Edgewood **REO** No **Short Sale** No
Legal Description 003-021-051 LOT 44 RIVER VIEW ADD
Directions From Fox Farm Rd., turn south onto West Side Drive, property will be on east side of the street.
Inside City Limits N **City Zoning** **County Zoning** R1 **Zoning Description**

Remarks This Property is going to Auction on Wed. September 25, 6pm at the property. Home features 2 bedrooms, eat-in kitchen, enclosed back porch, full basement & attached garage! Home has many updates including walk-in shower, new vanity, newer roof, newer furnace & new gas water heater! Home also has utility shed in back with large yard. Great potential! Nice starter, downsizing or rental/flip option! OPEN HOUSE: Wed. September 18, 5:30-6pm.

Agent Remarks AUCTION: 9.25.19, 6PM at the property. TERMS: \$1,000 down with the balance due at closing. Taxes prorated. No Survey. RE BROKERS: Must register clients 24 hrs in advance & be present at all showings and auction with client. Client Registration form in docs.

Sec	Lot 44	Lot Ac/SF/Dim	0.2000	8,712	155x65	/	N	/	Src	Lot Des	Level, 0-2.9999			
Township	Wayne	Abv Gd Fin SqFt	925	Below Gd Fin SqFt	462	Ttl Below Gd SqFt	924	Ttl Fin SqFt	1,387	Year Built	1963			
Age	56	New	No	Date Complete	Ext	Stone, Vinyl	Fndtn	Full Basement, Partially Finished	# Rooms	4				
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Block							
DIM	L	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	No				
LR	15 x 12	M	B-Upper	0	0	Fuel	Gas, Forced Air	Dryer Hookup Elec	Yes	Guest Qtrs	No			
DR	x		B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No			
FR	x		Cooling	Central Air		Disposal	No	Ceiling Fan	No					
KT	16 x 13	M	Laundry Rm	Lower	x	Water Soft-Owned	Yes	Skylight	No					
BK	x		AMENITIES	Deck Covered, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Porch Enclosed, Range/Oven Hook Up Gas, Stand Up Shower, Washer Hook-Up		Water Soft-Rented	No	ADA Features	No					
DN	x					Alarm Sys-Sec	No	Fence						
MB	15 x 15	M				Alarm Sys-Rent	No	Golf Course	No					
2B	12 x 12	M	Garage	1.0 / Attached	/ 30 x 15 / 450.00	Garden Tub	No	Nr Wlkg Trails	No					
3B	x		Outbuilding	Garden Shed	16 x 13	Jet Tub	No	Garage Y/N	Yes					
4B	x		Outbuilding		x	Pool	No	Off Street Pk	Yes					
5B	x		Assn Dues	Not Applicable		Pool Type								
RR	x		Other Fees			SALE INCLUDES	No Appliances Included, Water Heater Gas, Water Softener-Owned							
LF	x		Restrictions											
EX	x		Water Access		Wtr Name									

WtrType Wtr Frtg Channel Frtg Lake Type

Auction Yes Auctioneer Name Chad Metzger Auctioneer License # AC31300015

Owner Name Justice

Financing: Existing Proposed Excluded Party None

Annual Taxes \$121.40 Exemptions Homestead, Over 65, Year Taxes Payable 2019 Assessed Value

Is Owner/Seller a Real Estate Licensee No Possession at closing

List Office Metzger Property Services, LLC - office: 260-982-0238 List Agent Chad Metzger - Cell: 260-982-9050

Agent E-mail chad@metzgerauction.com List Agent - User Code UP388053395

Co-List Office Co-List Agent

Showing Instr Showingtime or Open House

List Date 9/3/2019 Exp Date 2/19/2020 Publish to Internet Yes Show Addr to Public Yes Allow AVM Yes Show Comments Yes

IDX Include Y Contract Type Exclusive Right to Sell Buyer Broker Comp. 1.5% Vari.Rate No Special List Cond. None

Virtual Tours: Lockbox Type MECH Lockbox Location none Type of Sale

Pending Date Closing Date Selling Price How Sold CDOM 2

Ttl Concessions Paid Sold/Concession Remarks

Sell Off Sell Agent Co-Sell Off Co-Sell Agent

Presented by: Tiffany Reimer / Metzger Property Services, LLC

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