

Property Type RESIDENTIAL Status Active CDOM 0 DOM 0 Auction Yes

MLS # 201946062 1035 N Park Avenue Warsaw IN 46580 Status Active LP \$0



Area Kosciusko County **Parcel ID** 43-11-08-100-050.000-032 **Type** Site-Built Home
Sub Lakeside Park **Cross Street**
Location City/Town/Suburb **Style** One Story **Bedrms** 2 **F Baths** 2 **H Baths** 0
School District WRS **Elem** Lincoln **JrH** Lakeview **REO** No **Short Sale** No
Legal Description 004-041-043 Lots 20 & 21 Lakeside Park
Directions Detroit St. to Arthur, go east, turn north onto Park Ave., home will be on west side of road
Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks ATTENTION HOME FLIPPERS & LANDLORDS!! 2 bedroom, 2 bath home going to auction on November 9, 1 pm at the property! Home has lots of upgrades including NEW Roof, Windows, Furnace, Central Air, Water Heater & Deck on the front of the home!! Basement has been newly Waterproofed! Home could easily be converted in to a 3 bedroom home! Great flip project, rental or starter option! Near Pike Lake! OPEN HOUSE: November 4, 5:30-6pm.

Agent Remarks AUCTION: 11.9.19, 1 pm 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 of the auction and be present at all showings & auction to represent client. Registration form in docs.

Sec	Lot 20	Lot Ac/SF/Dim	0.1900	8,276	128x64	/	N	/	Src	Lot Des	Level, 0-2.9999			
Township	Wayne	Abv Gd Fin SqFt	960	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	560	Ttl Fin SqFt	960	Year Built	1946			
Age	73	New	No	Date Complete	Ext	Vinyl	Fndtn	Slab, Partial	Basement	# Rooms	5			
Room	Dimensions	Baths	Full	Half	Water	CITY	Basement	Material	Block					
	DIM	L	B-Main	2	0	Sewer	City	Dryer Hookup	Gas	No	Fireplace	No		
LR	14 x 10	M	B-Upper	0	0	Fuel	Gas, Forced Air	Dryer Hookup	Elec	No	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	12 x 12	M	Laundry Rm	Main			x	Water Soft-Owned		No	Skylight	No		
BK	x		AMENITIES	Deck Open, Main Floor Laundry, Washer Hook-Up				Water Soft-Rented		No	ADA Features	No		
DN	x							Alarm Sys-Sec		No	Fence			
MB	12 x 12	M						Alarm Sys-Rent		No	Golf Course	No		
2B	12 x 10	M	Garage	/	/	x	/	Garden Tub		No	Nr Wlkg Trails	No		
3B	x		Outbuilding	None		x		Jet Tub		No	Garage Y/N	No		
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 Electric				
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 Financing: Existing Proposed Excluded Party None

Annual Taxes \$22.89 Exemptions Blind, Disabled, Homestead, 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 10/18/2019 Exp Date 12/31/2019 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. 2.5% Vari.Rate No Special List Cond. None

Virtual Tours: Lockbox Type MECH Lockbox Location side door Type of Sale

Pending Date Closing Date Selling Price How Sold CDOM 0

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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