


Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes	
MLS # 202040550	6737 N Kalorama Road	Leesburg	IN 46538	Status Active	LP \$0
	Area Kosciusko County	Parcel ID 43-08-07-400-077.000-023	Type Site-Built Home		
	Sub Kalorama Park	Cross Street	Bedrms 3	F Baths 1	H Baths 0
	Location Lake	Style One and Half Story	REO No	Short Sale No	
	School District WSC Elem	North Webster	JrH Wawasee	SrH Wawasee	
Legal Description 005-026-039 LOT 9 1ST ADD TO KALORAMA PARK					
Directions From SR 13, Head West on 800 N. Turn South on 400 E then East on Kalorama Road. Property will be on South side of road.					
Inside City Limits N	City Zoning	County Zoning R1	Zoning Description Residential		

Remarks Gorgeous Lakefront Home with 2-Car Detached Garage going up for Auction on Monday, October 26, 2020! This Beautiful Home features 3 Bedrooms, 1 Bath with Stunning Views on Lake Tippecanoe! This airy home features large windows allowing for ample Natural Light and Views of the Water! Enjoy Relaxing or Entertaining friends and family on the 2 Story Deck! The 2-Car Detached Garage has plenty of Storage space for Lake Essentials and vehicles! Just steps away from fishing & launching your boat off your Dock! Come bid on this house individually or in combination with the off-lake home across the street that could be potential income! Come take a look, Open House: Monday, October 19 5:30-6:30

Agent Remarks Auction: Monday, 10.26.20 at 6 pm Open House: Monday 10.19.20 at 5:30-6:30pm Terms: \$3,000.00 down the day of the auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec Lot 9	Lot Ac/SF/Dim 0.1800 / 7,841 / 40 x 200	Src Y	Lot Des Waterfront, 0-2.9999, Lake, Water View			
Township Tippecanoe	Abv Gd Fin SqFt 1,392	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 1,392	Year Built 1908	
Age 112	New No	Date Complete	Ext Vinyl	Fndtn Crawl	# Rooms 7	
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 15 M	B-Upper 0 0	Fuel Gas, Forced Air	Dryer Hookup Elec No	Guest Qtrs No		
DR 12 x 12 M	B-Blw G 0 0	Heating	Dryer Hook Up Gas/Elec No	Split FlrPln No		
FR x		Cooling Central Air	Disposal No	Ceiling Fan Yes		
KT 12 x 10 M	Laundry Rm Main	x	Water Soft-Owned Yes	Skylight No		
BK x	AMENITIES Balcony, Ceiling Fan(s), Ceilings-Vaulted, Deck Covered, Deck Open, Deck on Waterfront, Garage Door Opener		Water Soft-Rented No	ADA Features No		
DN x	, Landscaped, Open Floor Plan, Tub/Shower Combination, Main		Alarm Sys-Sec No	Fence		
MB 12 x 12 U	Garage 2.0 / Detached / 24 x 24 / 576.00		Alarm Sys-Rent No	Golf Course No		
2B 12 x 12 U	Outbuilding None	x	Garden Tub No	Nr Wlkg Trails No		
3B 10 x 10 U	Outbuilding	x	Jet Tub No	Garage Y/N Yes		
4B x	Outbuilding	x	Pool No	Off Street Pk		
5B x	Assn Dues	Not Applicable	Pool Type			
RR x	Other Fees		SALE INCLUDES Dishwasher, Microwave, Refrigerator, Sump Pump, Water Heater Electric, Water Softener-Owned			
LF x	Restrictions					
EX x	Water Access LAKE	Wtr Name Tippecanoe				
WtrType Lake	Wtr Frtg 40.00	Channel Frtg 0.00				
Water Features	Pier/Dock, Pier/Dock Available	Lake Type	SKIL			
Auction Yes	Auctioneer Name Chad Metzger & John Burnau	Auctioneer License #	AC31300015			
Owner Name						
Financing: Existing	Proposed		Excluded Party None			
Annual Taxes \$1,600.00	Exemptions Homestead, Mortgage,	Year Taxes Payable 2020	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 Showing time or Open House						
List Date 10/6/2020	Exp Date 1/31/2021	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. 0.5%	Vari.Rate No	Special List Cond. None		
Virtual Tours:	Lockbox Type NONE	Lockbox Location none	Type of Sale			
Pending Date	Closing Date	Selling Price	How Sold	CDOM 1		
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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