

Property Type RESIDENTIAL Status Active CDOM 1 DOM 1 Auction Yes

MLS # 201936192 207 N Franklin Street Mentone IN 46539 Status Active LP \$0



Area Kosciusko County **Parcel ID** 43-09-34-200-202.000-035 **Type** Site-Built Home
Sub None **Cross Street** **Bedrms** 3 **F Baths** 1 **H Baths** 0
Location City/Town/Suburb **Style** One Story **REO** No **Short Sale** No
School District TIP **Elem** Mentone **JrH** Tippe Valley **SrH** Tippe Valley
Legal Description 014-151-051 Lot 123 Mentone
Directions From St. Rd. 25, go North on Franklin St. Look for signs!
Inside City Limits Y **City Zoning** R1 **County Zoning** **Zoning Description**

Remarks This home is going to auction on September 17, 6 pm at the property. Home features 3 Bedrooms, 1 bath, Open Kitchen, living area, Hardwood Floors and a 2-Car Detached Garage! Home is move-in ready and ready for you! OPEN HOUSE: September 12, 5:30-6pm.

Agent Remarks AUCTION: 9.17.19 - 6 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 & be present at all showings, open house & auction with client. Client registration form in docs.

Sec	Lot	123	Lot Ac/SF/Dim	0.1500	6,534	48x132	/	N	/ Src	Lot Des	Level								
Township	Harrison		Abv Gd Fin SqFt	1,136	Below Gd Fin SqFt	0		Ttl Below Gd SqFt	568	Ttl Fin SqFt	1,136	Year Built	1900						
Age	119	New	No	Date Complete		Ext	Vinyl	Fndtn	Crawl, Partial Basement, Unfinished			# Rooms	5						
Room Dimensions	Baths	Full	Half	Water	CITY			Basement Material	Poured Concrete										
DIM	L	B-Main	1	0	Sewer	City			Dryer Hookup Gas	No	Fireplace	No							
LR	20 x 16	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	Yes	Split FlrPln	No							
FR	x				Cooling	Central Air			Disposal	Yes	Ceiling Fan	No							
KT	16 x 12	M	Laundry Rm	Main		x		Water Soft-Owned	Yes	Skylight	No								
BK	x		AMENITIES	Cable Available, Countertops-Laminate, Detector															
DN	x			-Smoke, Disposal, Dryer Hook Up Gas/Elec, Garage Door															
MB	11 x 11	M		Opener, Range/Oven Hook Up Elec, Tub/Shower Combination,															
2B	10 x 13	M	Garage	2.0	/ Detached	/ 30	x 20	/ 600.00	Alarm Sys-Sec	No	Fence	Chain Link,							
3B	11 x 11	M	Outbuilding	None		x		Alarm Sys-Rent	No	Golf Course	No								
4B	x		Outbuilding			x		Garden Tub	No	Nr Wlkg Trails	No								
5B	x		Assn Dues			Not Applicable		Jet Tub	No	Garage Y/N	Yes								
RR	x		Other Fees					Pool	No	Off Street Pk	Yes								
LF	x		Restrictions					Pool Type		SALE INCLUDES	Dishwasher, Window Treatments, Kitchen Exhaust Hood, Oven-Electric, Range-Electric, Sump Pump, Water Heater Gas, Water Softener-Owned, Window Treatment-Blinds								
EX	x		Water Access				Wtr Name												

WtrType **Wtr Frtg** **Channel Frtg**
Water Features **Lake Type**

Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015

Owner Name
Financing: Existing None **Proposed** **Excluded Party** None

Annual Taxes \$400.68 **Exemptions** Homestead, Mortgage, **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 8/18/2019 **Exp Date** 1/18/2020 **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** front door **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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