

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 1	<b>DOM</b> 1	<b>Auction No</b>
<b>MLS #</b> 201742399	2080 E Blossom Lane	Warsaw	IN 46580	<b>Status</b> Active
				<b>LP</b> \$275,000



<b>Area</b> Kosciusko County	<b>Parcel ID</b> 43-11-22-200-005.000-031	<b>Type</b> Site-Built Home
<b>Sub</b> Cherry Creek Manor	<b>Cross Street</b>	<b>Bedrms</b> 3
<b>Location</b> Rural Subdivision	<b>Style</b> One Story	<b>F Baths</b> 2
<b>School District</b> WRS Elem Jefferson	<b>JrH</b> Lakeview	<b>H Baths</b> 0
<b>Legal Description</b> 003-112-042 LOT 33 CHERRY CREEK MANOR	<b>REO</b> No	<b>Short Sale</b> No
<b>Directions</b> From Packerton Road turn east onto Blossom Lane, follow to back of subdivision, home is at the corner of Blossom and Masters Lane.	<b>SrH</b> Warsaw	

**Remarks** This property is going to auction on October 14, 2017, 10 am at the property. Auction estimate: \$275,000 - \$350,000. Looking for a newer home without the hassle of building, look no further! Beautiful, former Parade home features 3-4 bedrooms, 2 full baths, full basement, attached 3 car garage and an open concept kitchen & dining room! Quality kitchen features large island with seating, hardwood floors along with newer stainless steel appliances. Master bedroom features en-suite bathroom complete with double vanities, garden tub and separate shower. Foyer entry right into the great room with lots of natural light. Full Basement is partially finished and great for entertaining with finished rec room & kitchenette. Unfinished half of the basement if ready to finish your way with whatever space you are needing: office, bedrooms, theater or just extra storage! Windows in basement are egress. Home has built-ins and storage throughout! Outside is tastefully landscaped complete with concrete patio. Great home with a great location, conveniently located near Winona Lake Trails and Village. Schedule your showing today or come to the Open house: October 3, 2017, 5:30-6:30pm.

**Agent Remarks** This property is going to auction 10.14.17, 10am at the property. Auction estimate: \$275,000 - \$350,000. TERMS: \$5,000 down the day of the auction with balance at closing. Taxes prorated. No survey. RE BROKERS: Must register 24 hrs in advance of auction, be present at all showings w/ your client and at the auction. Registration form in docs.

<b>Sec</b> Lot 33	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b> 0.5880 / 25,613 / 187 x 138	<b>Src N Lot Des</b> Corner, Level,
<b>Township</b> Wayne	<b>Abv Gd Fin SqFt</b> 2,661	<b>Below Gd Fin SqFt</b> 1,920	<b>Ttl Fin SqFt</b> 4,581
<b>Age</b> 11	<b>New</b> No	<b>Date Complete</b>	<b>Ext</b> Stone, Vinyl
<b>Room Dimensions</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>
<b>DIM</b> L	<b>B-Main</b> 2	<b>0</b>	<b>Water</b> WELL
<b>LR</b> 23 x 15	<b>B-Upper</b> 0	<b>0</b>	<b>Sewer</b> Septic
<b>DR</b> 15 x 15	<b>B-Blw G</b> 0	<b>0</b>	<b>Fuel</b> Gas, Forced Air
<b>FR</b> 20 x 20			<b>Heating</b>
<b>KT</b> 15 x 15	<b>Laundry Rm</b>	<b>Main</b>	<b>Cooling</b> Central Air
<b>BK</b> x			<b>Disposal</b> No
<b>DN</b> x	<b>AMENITIES</b>	1st Bdrm En Suite, Breakfast Bar, Ceiling-9+, Ceiling-Cathedral, Closet(s) Walk-in, Countertops-Solid Surf, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry, Garage	
<b>MB</b> 20 x 18			<b>Water Soft-Owned</b> No
<b>2B</b> 15 x 12	<b>Garage</b> 3.0	<b>/ Attached</b>	<b>Water Soft-Rented</b> No
<b>3B</b> 14 x 12	<b>Outbuilding</b> None	<b>x</b>	<b>Alarm Sys-Sec</b> No
<b>4B</b> x	<b>Outbuilding</b>	<b>x</b>	<b>Alarm Sys-Rent</b> No
<b>5B</b> x	<b>Assn Dues</b> \$100.00	<b>Annually</b>	<b>Garden Tub</b> Yes
<b>RR</b> x	<b>Other Fees</b>		<b>Jet Tub</b> No
<b>LF</b> x	<b>Restrictions</b> Yes		<b>Pool</b> No
<b>EX</b> x	<b>Water Access</b>	<b>Wtr Name</b>	<b>Pool Type</b>
<b>WtrType</b>	<b>Wtr Frtg</b>	<b>Channel Frtg</b>	<b>SALE INCLUDES</b> Dishwasher, Microwave, Refrigerator, Washer, Dryer -Electric, Oven-Electric, Range-Electric, Water Heater Gas

<b>Auction</b> No	<b>Auctioneer Name</b> Chad Metzger	<b>Auctioneer License #</b> AC31300015
<b>Owner Name</b> Engelhaupt		
<b>Financing:</b> Existing	<b>Proposed</b> Cash, Conventional, FHA, USDA, VA	<b>Excluded Party</b> None
<b>Annual Taxes</b> \$2,262.66	<b>Exemptions</b> Homestead, Supplemental	<b>Year Taxes Payable</b> 2017
<b>Is Owner/Seller a Real Estate Licensee</b> No		<b>Assessed Value</b>
<b>List Office</b> Metzger Property Services, LLC - office: 260-982-0238	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050	
<b>Agent E-mail</b> chad@metzgerauction.com	<b>List Agent - User Code</b> UP388053395	
<b>Co-List Office</b>	<b>Co-List Agent</b>	

<b>Showing Instr</b> Openhouse or Showingtime		
<b>List Date</b> 9/11/2017	<b>Exp Date</b> 12/30/2017	<b>Publish to Internet</b> Yes
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>Buyer Broker Comp.</b> 1.5%
<b>Virtual Tours:</b>	<b>Lockbox Type</b> NONE	<b>Lockbox Location</b> none
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>	<b>Type of Sale</b>
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Co-Sell Off</b>

Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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