




## Residential Agent Full Detail Report

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Property Type	RESIDENTIAL		Status	Active		CDO	0		DOM	0		Auction	Yes		
MLS #	202434720		751 E Lamont Road		Huntington		IN 46750				LP \$475,900				
	Area	Huntington County		Parcel ID	35-06-07-100-014.600-018		Type	Site-Built Home		Waterfront	No				
	Sub	None		Cross Street			Bedrms	6		F Baths	4		H Baths	2	
	Township	Union		Style	Multi-Story (3+)		REO	No		Short Sale	No				
	School District	HCS		Elem	Roanoke		JrH	Crestview		SrH	Huntington North				
	Legal Description	010-00146-00 MYRTLE B CORNELL SUB LOT 1 7.528A													
Directions	From Hwy 24, head north on Old Fort Wayne. Then west on Lamont Rd. Property is on the south side.														
Inside City	N		City Zoning			County Zoning	OTH		Zoning Description	SR - Suburban Residential					

**Remarks** Magnificent, Georgian Manor Selling at Auction on Oct. 3rd Bidding begins closing at 6 pm! One-of-a-kind home, situated on 7.5 Ac. secluded wooded lot. Spanning over 6,800 sq. ft., this home feat. 6 bedrooms, 4 Full Baths & 2 Half Baths. The inviting ambiance is highlighted by 3 wood-burning fireplaces, orig. oak flooring, hand hewn beamed ceilings, crown molding, custom built-ins & 3-car detached garage. The kitchen boasts Grabill cabinets, granite countertops, modern appliances, & walk-in pantry. Butler's pantry with enamel sink & built-ins leads you to the dining room, complete with fireplace. French Doors take you to the Liv. Room with fieldstone fireplace & on to the charming Solarium. 1st floor also has a cozy library & a den with fireplace. The 2nd Floor hosts 4 bdrsm, inc. the master suite, 3 baths & laundry room. 3rd floor offers 2 bdrms & full ba. w/ multiple storage areas. This estate harmoniously blends historical grandeur with modern comforts, making it a rare find. 8 mins from Roanoke & 20 mins from Fort Wayne, don't miss your opportunity to own this beautiful

**Agent Remarks** Full Property Details & Terms in Info Packet Online Auction: Thurs. 10.3 - 6pm Open Houses: Wed. 9.25, 5:30-6:30pm & Sun. 9.29, 1-2pm List Price is based on County Assessment, Auction Estimate is \$400,000-\$600,000. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at all showings they attend. Client Registration form available upon request. The seller has the right to accept offers prior to closing.

Sec	Lot 1	Lot	7.5300		/ 328,007		/ 725x515		Lot Desc	Partially Wooded, 6-9.999, Wooded								
Above Gd Fin SqFt		6,864	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		2,186	Ttl Fin SqFt		6,864	Year Built	1920		
Age	104	New Const	No	Date Complete			Ext	Wood	Bsmt Full Basement, Unfinished, Outside Entrance							#	10	
Room Dimensions			Baths	Full	Hal	Water	WELL		Basement Material		Poured Concrete							
	RM DIM	LV	B-Main	0	1	Well Type	Private		Dryer Hookup Gas	No	Fireplace		Yes					
LR	27 x 16	M	B-Upper	4	0	Sewer	Septic		Dryer Hookup Elec	Yes	Guest Qtrs		No					
DR	17 x 16	M	B-Blw	0	1	Fuel /	Gas, Forced Air		Dryer Hookup G/E	No	Split FlrPln		Yes					
FR	x		Laundry Rm	Upper		Heating			Disposal	Yes	Ceiling Fan		No					
KT	12 x 16	M	Laundry L/W	12 x 8		Cooling	Central Air		Water Soft-Owned	No	Skylight		No					
BK	x		AMENITIES Attic Storage, Attic-Walk-up, Built-In Bookcase,													ADA Features		No
DN	12 x 16	M	Ceiling-9+, Ceilings-Beamed, Closet(s) Cedar, Closet(s) Walk													Fence		
1B	42 x 20	U	-in, Countertops-Stone, Crown Molding, Disposal, Dryer Hook													Golf Course		No
2B	16 x 16	U														Nr Wlkg Trails		No
3B	16 x 16	U	Garage	3.0	/ Detached		/ 26 x 48		/ 1,248.0		Jet Tub	No	Garage Y/N		Yes			
4B	16 x 16	U	Outbuilding 1	Shed		12 x 10		Pool	No	Off Street Pk		Yes						
5B	10 x 12	U	Outbuilding 2			x		Pool Type										
RR	x		Assn Dues				Frequency	Not Applicable		SALE INCLUDES Dishwasher, Microwave, Oven-Electric, Range								
LF	x		Other Fees				-Electric, Water Heater Gas, Water Softener-Rented											
EX	8 x 12	M	Restrictions				FIREPLACE Den, Dining Rm, Living/Great Rm, Wood Burning, Three											

Water Access		Wtr Name		Water Frontage		Channel	
Water Features				Water Type		Lake Type	
Auctioneer Name		Chad Metzger		Lic #		AC31300015	
Financing: Existing		Proposed		Auction Date		10/3/2024	
Annual Taxes		\$4,048.38		Exemption		Homestead, Supplemental	
Possession		at closing		Year Taxes Payable		2024	
List Office		Metzger Property Services, LLC - Off: 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		List Team	
Showing Instr		Showingtime or Open House					
List Date		9/9/2024		Start Showing Date		Exp Date	
						11/30/2024	
Seller Concessions Offer Y/N				Owner/Seller a Real Estate Licensee		No	
Contract Type		Exclusive Right to Sell		Seller Concession Amount \$			
Virtual Tours:		Lockbox Type		Mechanical/Combo		Lockbox Location	
Pending Date		Closing Date				front door under	
Ttl Concessions Paid		Sold/Concession Remarks				Selling Price	
Sell Office		Sell Agent				How Sold	
Co-Sell Office		Co-Sell Agent				Conc Paid By	
Presented		Tiffany Reimer - Cell: 260-571-7910				Special List Cond.	
						None	
						Type of Sale	
						Sell Team	

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