




Residential Agent Full Detail Report

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Property Type	RESIDENTIAL		Status	Active		CDO	17	DOM	17	Auction	Yes	
MLS #	202436509	4294 E Defreese Road	Syracuse			IN	46567		LP \$309,000			
	Area	Kosciusko County		Parcel ID	43-04-31-400-712.000-025		Type	Site-Built Home		Waterfront	Yes	
	Sub	None		Cross Street			Bedrms	4	F Baths	2	H Baths	0
	Township	Turkey Creek		Style	One Story		REO	No	Short Sale	No		
	School District	WSC		Elem	Syracuse		JrH	Wawasee		SrH Wawasee		
	Legal Description	7-122-1.5 PT N 1/2 NW 1/4 31-34-7 .67A										
	Directions	Between Syracuse & North Webster on the south side of Dewart Lake. On north side of Defreese Rd.										
Inside City	N		City Zoning			County Zoning	R1		Zoning Description			

Remarks Channel Front Ranch with 1-Car Garage on Dewart Lake selling via Online Only Auction on Wednesday, October 16, 2024 -- Bidding begins closing out at 6 pm! This home on beautiful Dewart Lake features 4 bedrooms & 2 baths with an impressive 75 feet of channel frontage, providing direct access to the tranquil waters. Nestled on over a half-acre lot, this property offers ample outdoor space for relaxation and recreation. Step inside to discover a spacious layout, highlighted by a sunroom with vaulted ceilings that floods the home with natural light and offers stunning views of the lake. The waterfront deck off the sunroom is perfect for entertaining or enjoying peaceful sunsets over the water. An attached 1-car garage adds convenience for your vehicles and lake gear. With its prime location, generous living space, and beautiful surroundings, this home is an exceptional opportunity for those seeking a tranquil lifestyle. Don't miss your chance to own this slice of paradise on Dewart Lake! Open House: Wed. October 9th 5:30-6pm

Agent Remarks Online Auction: Wed. 10.16.24 6pm Open House: Wed. 10.9.24 5:30-6pm List Price is based on County Assessment, Auction Estimate is \$300-400k Full terms in docs. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend. Client Registration form available upon request. The seller has the right to accept offers prior to closing.

Sec	Lot	Lot	0.6700	/ 29,100	/ 75X388	Lot Desc	Waterfront, 0-2.9999							
Above Gd Fin SqFt		1,670	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		0	Ttl Below Gd SqFt	1,060	Ttl Fin SqFt	1,670	Year Built	1973
Age	51	New Const	No	Date Complete		Ext	Aluminum	Bsmt Crawl, Slab, Partial Basement				#	7	
Room Dimensions			Baths	Full	Hal	Water	WELL	Basement Material		Block				
	RM DIM	LV	B-Main	2	0	Well Type	Private	Dryer Hookup Gas	No	Fireplace	Yes			
LR	14 x 16	M	B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec	No	Guest Qtrs	No			
DR	17 x 12	M	B-Blw	0	0	Fuel /	Forced Air	Dryer Hookup G/E	No	Split Firpln	No			
FR	x		Laundry Rm	Baseme	Heating		Disposal	No	Ceiling Fan	Yes				
KT	10 x 12	M	Laundry L/W	x	Cooling	Central Air	Water Soft-Owned	No	Skylight	No				
BK	x		AMENITIES Ceiling Fan(s), Garage Door Opener, Generator					Water Soft-Rented	No	ADA Features	No			
DN	x		Ready, Porch Screened, Sump Pump					Alarm Sys-Sec	No	Fence				
1B	12 x 14	M					Alarm Sys-Rent	No	Golf Course	No				
2B	12 x 10	M					Garden Tub	No	Nr Wlkg Trails	No				
3B	12 x 12	M	Garage	1.0	/ Attached	/ 24 x 12 / 288.00	Jet Tub	No	Garage Y/N	Yes				
4B	10 x 10	M	Outbuilding 1	None		x	Pool	No	Off Street Pk	Yes				
5B	x		Outbuilding 2			x	Pool Type							
RR	x		Assn Dues		Frequency	Not Applicable	SALE INCLUDES Refrigerator, Window Treatments, Dryer-Electric, Range-Gas, Water Heater Electric							
LF	x		Other Fees											
EX	x		Restrictions	FIREPLACE Living/Great Rm										

Water Access	CHFR	Wtr Name	Dewart	Water Frontage	75.00	Channel	75.00		
Water Features	Pier/Dock			Water Type	Lake	Lake Type	Ski Lake		
Auctioneer Name	Chad Metzger & John Burnau	Lic #	AC31300015	Auction Date	10/16/2024	Time	6 pm	Location	Online Only: bidmetzger.com
Financing:	Existing		Proposed					Excluded Party	None
Annual Taxes	\$2,844.08	Exemption		Year Taxes Payable	2024			Assessed Value	
Possession	at closing								
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		List Team		
Co-List Office				Co-List Agent					
Showing Instr	Showingtime or Open House								
List Date	9/20/2024	Start Showing Date		Exp Date	12/30/2024	Owner/Seller a Real Estate Licensee	No	Agent/Owner Related	No
Seller Concessions Offer Y/N				Seller Concession Amount \$					
Contract Type	Exclusive Right to Sell							Special List Cond.	None
Virtual Tours:	Unbranded Virtual Tour		Lockbox Type	None	Lockbox Location	n/a		Type of Sale	
Pending Date			Closing Date		Selling Price			How Sold	
Ttl Concessions Paid			Sold/Concession Remarks					Conc Paid By	
Sell Office			Sell Agent						
Co-Sell Office			Co-Sell Agent					Sell Team	
Presented	Tiffany Reimer - Cell: 260-571-7910			/	Metzger Property Services, LLC - Off: 260-982-0238				

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