




Residential Agent Full Detail Report

Schedule a Showing

Property Type	RESIDENTIAL		Status	Active		CDO	0	DOM	0	Auction	Yes	
MLS #	202443213	7527 W Lake Park Road		Warsaw		IN	46582		LP \$0			
	Area	Kosciusko County		Parcel ID	43-06-31-400-037.000-019		Type	Site-Built Home		Waterfront	Yes	
	Sub	Lakeview Park		Cross Street			Bedrms	2	F Baths	2	H Baths	1
	Township	Prairie		Style	One Story		REO	No	Short Sale	No		
	School District	WRS		Elem	Madison		JrH	Edgewood		SrH	Warsaw	
	Legal Description	21-122-31 LOTS 28, 29, 30, 47, 48, 49 LAKEVIEW PARK & TR E LOTS										
	Directions	On northwest side of Hoffman Lake. US 30 turn right on 800 W, right on 300 N. Right on Murphy Ln, property is on the corner of										
Inside City	N		City Zoning			County Zoning	R1		Zoning Description			

Remarks Lakefront Property on Hoffman Lake with 250+ feet of frontage selling via Online Only Auction on Tuesday, December 3, 2024 -- Bidding begins closing out at 6 pm! Discover the ultimate lakefront retreat on Hoffman Lake, boasting an impressive 250+ feet of pristine frontage. This beautifully remodeled property has a million-dollar view offering water views on all 3 sides of the home as well as great fishing & spectacular sunrises. It features 2 bedrooms and 2.5 bathrooms, each bedroom equipped with its own ensuite that includes handicapped-accessible showers for added convenience. The master bedroom offers sliding glass doors out to the back deck as well. A thoughtfully designed extra half bath with a laundry room enhances the functionality of this home. An open concept kitchen, dining, & living room, as well as the laundry room, entryway, lower-level bonus room, & Florida room, have all been renovated from the flooring to the ceiling. The kitchen has a custom-built island with hidden trash area as well as a built-in 30 bottle wine refrigerator. The custom kitchen

Agent Remarks Online Auction: Tues. 12.3.24 6pm Open House: Tues. 11.26.24 5:30-6pm A 4% buyer's premium will be added to the winning invoice. Full terms in docs. RE BROKERS: Must Register Clients 24 hrs. in advance & follow the rules on the registration form. The client Registration form is on auction at BidMetzger.com The seller has the right to accept offers prior to closing.

Sec	Lot 0	Lot	0.4800	/ 20,940	/ 360X58.2	Lot Desc	Waterfront, 0-2.9999, Lake, Water View										
Above Gd Fin SqFt		1,656	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		1,656	Year Built	1960	
Age	64	New Const	No	Date Complete			Ext	Vinyl	Bsmt			Crawl, Slab	#			7	
Room Dimensions			Baths	Full	Hal	Water	WELL		Basement Material								
	RM DIM	LV	B-Main	2	1	Well Type	Private	Dryer Hookup Gas	No	Fireplace	No						
LR	33 x 17	M	B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec	Yes	Guest Qtrs	No						
DR	x		B-Blw	0	0	Fuel /	Electric, Forced Air	Dryer Hookup G/E	No	Split FlrPln	No						
FR	21 x 11	M	Laundry Rm	Main	Heating				Disposal	No	Ceiling Fan	No					
KT	14 x 13	M	Laundry L/W	19 x 10	Cooling	Central Air				Water Soft-Owned	No	Skylight	No				
BK	x		AMENITIES			1st Bdrm En Suite, Cable Available, Cable			Water Soft-Rented	No	ADA Features	No					
DN	x					Ready, Countertops-Solid Surf, Deck Open, Deck on			Alarm Sys-Sec	No	Fence						
1B	20 x 18	M				Waterfront, Dryer Hook Up Electric, Eat-In Kitchen, Firepit,			Alarm Sys-Rent	No	Golf Course	No					
2B	14 x 10	M							Garden Tub	No	Nr Wlkg Trails	No					
3B	x		Garage	2.0	/ Attached	/	32 x 27	/ 864.00	Jet Tub	No	Garage Y/N	Yes					
4B	x		Outbuilding 1	Shed	10 x 20			Pool	No	Off Street Pk							
5B	x		Outbuilding 2	x													
RR	x		Assn Dues	Frequency			Not Applicable		Pool Type								
LF	x		Other Fees				SALE INCLUDES Dishwasher, Microwave, Refrigerator, Window										
EX	19 x 10	M	Restrictions				Treatments, Range-Electric, Water Heater Gas, Wine Chiller										
									FIREPLACE Wood Burning, Wood Burning Stove								

Water Access	LAKE	Wtr Name	Hoffman	Water Frontage	250.00	Channel	0.00
Water Features	Pier/Dock			Water Type	Lake	Lake Type	Non Ski Lake
Auctioneer Name	Chad Metzger & John Burnau	Lic #	AC31300015	Auction Date	12/3/2024	Time	6 pm
Financing:	Existing		Proposed			Location	Online Only: bidmetzger.com
Annual Taxes	\$1,383.72	Exemption	Homestead, Supplemental	Year Taxes Payable	2024	Excluded Party	None
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	11/7/2024	Start Showing Date			Exp Date	1/31/2025	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:			Lockbox Type	Mechanical/Combo		Lockbox Location	front door		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	Jen Rice - Cell: 260-982-0238				/		Metzger Property Services, LLC - Off: 260-982-0238				

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