




## Residential Agent Full Detail Report

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Property Type	RESIDENTIAL			Status	Active			CDO	0	DOM	0	Auction	Yes	
MLS #	202500424		530 Posey Hill Street		Roanoke			IN	46783		LP \$0			
	Area	Huntington County			Parcel ID	35-01-15-400-006.500-007			Type	Site-Built Home		Waterfront	No	
	Sub	None			Cross Street				Bedrms	3	F Baths	2	H Baths	1
	Township	Jackson			Style	One Story			REO	No	Short Sale	No		
	School District	HCS			Elem	Roanoke		JrH	Crestview		SrH	Huntington North		
	Legal Description	HORTONS OL PT OL 29 3.576A												
	Directions	From US 24, take 2nd St to Seminary - head north. Then west on Posy Hill. Property is on the north side of the road.												
	Inside City	Y	City Zoning	R4	County Zoning	Zoning Description								

**Remarks** This Estate Property is Selling via Online Auction, Fri. February 7th with the auction beginning to close out at 6 pm. Tucked back a long, paved circular driveway, you will find a beautiful custom home with outstanding views throughout! On the main floor, you will find a guest suite area that could easily become the master bedroom, a large living room, open concept kitchen & dining area. Right off the kitchen is an enclosed porch that takes in 360° views of the beautiful nature that surrounds this property and on the opposite side you will find a covered balcony running along the family room that can also be enjoyed. This home has a full, walk-out basement that has a master suite with double vanities & walk-in shower. It also has a second bedroom, family room, rec room & large mechanical room to round out the lower level. This home has space & could easily be converted into a 4- or 5-bedroom home! The attached 2-car garage adds convenience, and the second 2+ car detached garage is a great place for storage and a workshop area. The detached garage also has electricity

**Agent Remarks** Online Estate Auction: Fri.2.7.25-6 pm Open House: Sunday, January 19, 1-2 pm. A 3% buyer's premium will be added to the winning invoice. 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 on the bidding website. The seller has the right to accept offers prior to closing.

Sec	Lot	Lot	3.5800 / 155,771 / 665x415				Lot Desc	Partially Wooded, Slope, 3-5.9999, Wooded						
Above Gd Fin SqFt		1,644	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		1,644	Ttl Below Gd SqFt	1,644	Ttl Fin SqFt	3,288	Year Built	1998
Age	27	New Const	No	Date Complete		Ext	Brick, Vinyl		Bsmt	Full Basement, Walk-Out Basement, Finished			#	9
Room Dimensions		Baths	Full	Hal	Water	CITY		Basement Material	Poured Concrete					
	RM DIM	LV	B-Main	1	1	Well Type								
LR	17 x 22	M	B-Upper	0	0	Sewer	City		Dryer Hookup Gas	No	Fireplace	No		
DR	15 x 17	M	B-Blw G	1	0	Fuel /	Geothermal		Dryer Hookup Elec	Yes	Guest Qtrs	Yes		
FR	21 x 17	L	Laundry Rm	Main		Heating								
KT	15 x 12	M	Laundry L/W	11 x 9		Cooling	Geothermal		Dryer Hookup G/E	No	Split FlrPln	Yes		
			Disposal						Water Soft-Owned	Yes	Ceiling Fan	Yes		
BK	x		Water Soft-Rented						Skylight	No	ADA Features	Yes		
DN	14 x 14	M	Alarm Sys-Sec						Water Soft-Rented	No	ADA Features	Yes		
1B	15 x 18	L	Alarm Sys-Rent						Alarm Sys-Sec	No	Fence			
2B	15 x 12	M	Garden Tub						Alarm Sys-Rent	No	Golf Course	No		
3B	11 x 14	L	Jet Tub						Garden Tub	No	Nr Wlkg Trails	No		
4B	x		Pool						Jet Tub	No	Garage Y/N	Yes		
5B	x		Pool Type						Pool	No	Off Street Pk	Yes		
RR	21 x 14	L	SALE INCLUDES	Dishwasher, Window Treatments, Oven-Built-In, Oven-Convection, Oven-Double, Sump Pump, Water Heater Electric, Water Softener-Owned										
LF	x													
EX	13 x 13	M												

Water Access		Wtr Name		Water Frontage		Channel						
Water Features				Water Type		Lake Type						
Auctioneer Name		Chad Metzger	Lic #	AC31300015	Auction Date	1/6/2025	Time	6 pm	Location	Estate Online Only:		
Financing:		Existing	Proposed		Cash, Conventional, FHA, USDA, VA			Excluded Party		None		
Annual Taxes		\$4,047.36	Exemption		Geothermal, Homestead,			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		1/6/2025	Start Showing Date		Exp Date	4/30/2025	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:		Unbranded Virtual Tour		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		Tiffany Reimer - Cell: 260-571-7910				/		Metzger Property Services, LLC - Off: 260-982-0238				

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