




## Residential Agent Full Detail Report

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Property Type	RESIDENTIAL		Status	Active		CDO	0	DOM	0	Auction	Yes	
MLS #	202509370	5193 N Bobwhite Drive	Warsaw		IN	46582	LP \$444,000					
	Area	Kosciusko County		Parcel ID	43-06-14-200-311.000-019		Type	Site-Built Home		Waterfront	No	
	Sub	Quail Run		Cross Street			Bedrms	3	F Baths	3	H Baths	1
	Township	Prairie		Style	One Story		REO	No	Short Sale	No		
	School District	WRS		Elem	Madison		JrH	Edgewood		SrH	Warsaw	
	Legal Description	21-56-33 LOT 11 QUAIL RUN SD 2										
	Directions	Northwest of Warsaw. Take US 30 & head north on 200 W, then west on 500 N. Turn north onto Bobwhite Dr. Property is on the										
Inside City	N		City Zoning			County Zoning	A2		Zoning Description			

**Remarks** Beautiful Ranch Home with Full Basement on 1 acre selling via Online Auction on Mon. April 14th -- Bidding begins closing at 6 pm! Nestled on a picturesque acre, this stunning ranch home, built by Terry Shepherd, offers a perfect blend of comfort & elegance. As you enter through the foyer, you'll find a convenient half bath, and be led into a light filled living room featuring a gas stone fireplace. The open kitchen & dining area are designed for both functionality & style, with a breakfast bar for casual dining and a patio door that opens to a beautiful stone paver patio complete with a cozy firepit! This home boasts 4 spacious bedrooms, inc. a luxurious master suite with a tray ceiling and an ensuite bathroom that features a garden tub, dual vanities, a separate shower, and a generous walk-in closet equipped with a closet organizer. The main floor laundry room is large and practical, complete with a utility sink for added convenience. The expansive basement features a large family room with another stone fireplace & home theatre, a bonus room, and a full bathroom, along

**Agent Remarks** Online Auction: Mon. 4.14.25 6pm Open House: Sun. April 6, 1-2 pm List Price is based on Zillow's Estimate. Auction Estimate is \$450,000 - \$550,000.00. 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 11	Lot	1.0100		/ 43,923		/ 121X363		Lot Desc	0-2.9999										
Above Gd Fin SqFt			2,401	Above Gd Unfin SqFt			0	Below Gd Fin SqFt		1,190	Ttl Below Gd SqFt		2,385	Ttl Fin SqFt		3,591	Year Built	2004		
Age	21	New Const		No	Date Complete			Ext	Stone, Vinyl		Bsmt				Full Basement, Partially Finished				#	10
Room Dimensions			Baths	Full	Hal	Water		WELL		Basement Material		Poured Concrete								
	RM DIM	LV	B-Main	2	1	Well Type		Private		Dryer Hookup Gas		No	Fireplace		Yes					
LR	24 x 30	M	B-Upper	0	0	Sewer		Septic		Dryer Hookup Elec		Yes	Guest Qtrs		No					
DR	12 x 14	M	B-Blw G	1	0	Fuel /		Gas, Forced Air		Dryer Hookup G/E		No	Split FlrPln		No					
FR	x	B	Laundry Rm	Main		Heating				Disposal		Yes	Ceiling Fan		Yes					
KT	12 x 12	M	Laundry L/W	8 x 9		Cooling		Central Air		Water Soft-Owned		Yes	Skylight		No					
BK	x	AMENITIES			1st Bdrm En Suite, Breakfast Bar, Ceiling-Tray,															
DN	14 x 16	M				Ceiling Fan(s), Central Vacuum System, Closet(s) Walk-in,														
1B	16 x 20	M				Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Firepit,														
2B	16 x 14	M																		
3B	14 x 16	M	Garage	2.0	/ Attached		/ 24 x 24		/ 576.00		Jet Tub		No	Garage Y/N		Yes				
4B	x	Outbuilding 1			2nd Detached		24 x 28		Pool		No	Off Street Pk		Yes						
5B	x	Outbuilding 2			Shed		10 x 10 100		Pool Type											
RR	x	Assn Dues			Frequency		Not Applicable		SALE INCLUDES											
LF	x	Other Fees							Dishwasher, Refrigerator, Range-Electric, Sump Pump, Water Heater Gas, Water Softener-Owned											
EX	16 x 20	B	Restrictions							FIREPLACE										
										Family Rm, Living/Great Rm, Gas Starter										

Water Access		Wtr Name		Water Frontage		Channel				
Water Features				Water Type		Lake Type				
Auctioneer Name		Chad Metzger & Jason Conley	Lic #	AC31300015	Auction Date	4/14/2025	Time	6 pm	Location	Online Only: BidMetzger.com
Financing: Existing		Proposed				Excluded Party		None		
Annual Taxes		\$2,746.58	Exemption	Homestead, Supplemental		Year Taxes Payable		2025		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		3/21/2025	Start Showing Date	Exp Date	7/30/2025	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:		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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