




Residential Agent Full Detail Report

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Listings as of 01/27/2022

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Property Type	RESIDENTIAL	Status	Active	CDOM	1	DOM	1	Auction	Yes	
MLS #	202202732	1402 Wooster Road	Winona Lake	IN	46590	Status	Active	LP	\$0	
	Area	Kosciusko County	Parcel ID	43-11-14-300-653.000-033	Type	Site-Built Home				
	Sub	Don Quines	Cross Street		Bedrms	3	F Baths	2	H Baths	0
	Location	City/Town/Suburb	Style	One Story	REO	No	Short Sale	No		
	School District	WRS	Elem	Jefferson	JrH	Lakeview	SrH	Warsaw		
	Legal Description	006-067-057 Pt E End S 1/2 SW 14-32-6 .46A Per Survey								
	Directions	From US 30 (Lake City Hwy), head south on 250 E. Turn west on Wooster Rd. Property is on the south side of the road.								
	Inside City Limits		City Zoning		County Zoning		Zoning Description	residential		

Remarks Ranch Home with Finished Basement selling via Online Only Auction on Thursday, February 24, 2022 -- Bidding begins closing out at 6 PM! This home features 3 Bedrooms, 2 Full Baths, & 2-Car Attached Garage! Large Eat-In Kitchen is Open to the Dining Room. Rec Room in the Basement is perfect for entertaining! Enjoy the backyard from the screened in porch. 16x12 Shed is great for all your outdoor equipment. Great starter home or downsizing option! Open House: Thursday, February 17th 5:30-6pm

Agent Remarks Online Auction: Thurs. 2.24.22 6pm Open House: Thurs. 2.17.22 5:30-6pm TERMS: \$5,000 down the day of the auction. Possession at closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot	Lot Ac/SF/Dim	0.5000	/	21,780	/	205x95	Src	N	Lot Des	0-2.9999						
Township	Wayne		Abv Gd Fin SqFt	1,672	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,288	Ttl Fin SqFt	1,672	Year Built	1967					
Age	55	New	No	Date Complete	Ext	Vinyl	Fndtn	Partial Basement, Partially Finished				# Rooms	8				
Room Dimensions		Baths	Full	Half	Water	WELL	Basement Material										
	DIM	L	B-Main	2	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes						
LR	x		B-Upper	0	0	Fuel	Gas, Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No						
DR	x		B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split Firpln	No						
FR	x					Cooling	Central Air	Disposal	No	Ceiling Fan	Yes						
KT	x		Laundry Rm	Main		x		Water Soft-Owned	No	Skylight	No						
BK	x		AMENITIES	Ceiling Fan(s), Eat-In Kitchen, Landscaped, Porch				Water Soft-Rented	No	ADA Features	No						
DN	x		Covered, Porch Screened, Main Floor Laundry, Washer Hook				Alarm Sys-Sec	No	Fence								
MB	14 x 14	M	-Up				Alarm Sys-Rent	No	Golf Course	No							
2B	14 x 14	M	Garage	2.0	/ Attached	/ 24	x 22	Garden Tub	No	Nr Wlkg Trails	No						
3B	14 x 12	M	Outbuilding	Shed	16 x 12			Jet Tub	No	Garage Y/N	Yes						
4B	x		Outbuilding		x			Pool	No	Off Street Pk							
5B	x		Assn Dues	Not Applicable				Pool Type									
RR	x		Other Fees					FIREPLACE	Living/Great Rm								
LF	x		Restrictions														
EX	x		Water Access	Wtr Name													
WtrType		Wtr Frtg		Channel Frtg													
Water Features		Lake Type															
Auction	Yes	Auctioneer Name		Chad Metzger & Jason Conley				Auctioneer License #		AC31300015							
Owner Name																	
Financing:		Existing		Proposed		Excluded Party		None									
Annual Taxes	\$1,587.61	Exemptions	Homestead, Mortgage,				Year Taxes Payable	2021	Assessed Value								
Is Owner/Seller a Real Estate Licensee		No				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							
Co-List Office		Co-List Agent															
Showing Instr	Showing time or Open House							Start Showing Date									
List Date	1/26/2022	Exp Date	4/30/2022	Publish to Internet		Yes	Show Addr to Public	Yes	Allow AVM	Yes	Show Comments	Yes					
IDX Include	Y	Contract Type	Exclusive Right to Sell				Buyer Broker Comp.	0.5%	Vari.Rate	No	Special List Cond.	None					
Virtual Tours:		Lockbox Type NONE				Lockbox Location	n/a	Type of Sale									
Pending Date		Closing Date		Selling Price		How Sold		CDOM		1							
Ttl Concessions Paid		Sold/Concession Remarks															
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent											

Presented by: Chad Metzger / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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