


<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 2	<b>DOM</b> 2	<b>Auction</b> Yes	
<b>MLS #</b> 202013296	5215 N Blue Lake Road	Churubusco	IN 46723	<b>Status</b> Active	<b>LP</b> \$0
	<b>Area</b> Whitley County	<b>Parcel ID</b> 92-04-10-251-012.900-009	<b>Type</b> Site-Built Home		
	<b>Sub</b> John Rapp	<b>Cross Street</b>	<b>Bedrms</b> 3	<b>F Baths</b> 2	<b>H Baths</b> 0
	<b>Location</b> Lake	<b>Style</b> One Story	<b>REO</b> No	<b>Short Sale</b> No	
	<b>School District</b> SGC	<b>Elem</b> Churubusco	<b>JrH</b> Churubusco	<b>SrH</b> Churubusco	
<b>Legal Description</b> LOT 12 EX W 25FT & LOTS 13 14 Ex E VAC PUBLIC PARK JOHN RAPP SECOND ADDITION					
<b>Directions</b> From US 33, go west on 550 N., home is after the curve at Blue Lake Rd., look for signs!					
	<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> R1	<b>Zoning Description</b>	

**Remarks** Beautiful, Move-In Ready Lake Home is Ready for You to enjoy this Summer--this Property is going to Auction on Friday, May 15 at 6pm via Online Auction. Home was built in 2010 and features a beautiful custom kitchen with stainless steel appliances including a gas range, dishwasher & refrigerator. Extended counter tops allow for bar seating and the Kitchens open to the dining room and to the living room for easy entertaining. Multiple windows take in the gorgeous lake views and add extra light! Master bedrooms includes lake views, walk-in closet and en-suite bathroom with double vanities! Home has 2 other bedrooms along with a full bath. Laundry room is off of kitchen and includes an utility sink. 3-Car Attached garage is perfect for extra storage or to have a workshop area. Concrete approach to the garage continues over to outside of the Kitchen/Dining/Living Room area the perfect place to grill and take in the peaceful views of lake life! Great place for fishing or boating; skiing is open from 1-4pm each day! Great opportunity for a newer home on the Lake! Come see for yourself, Open House: Sunday, May 10, 1-2pm or by private showing. This is Tract 1, bid on this tract individually or bid in combination with Tract 2 which is the adjoining lot!

**Agent Remarks** AUCTION: Friday, May 15, 6pm via Online Bidding. Links to bid are on our website. TERMS: \$3,000 down with the balance due at closing. Taxes Prorated. No survey. RE BROKERS: Must register clients 24 hrs in advance & be present at all showings to represent client. Client Registration Form is in Docs. \*Shed is being sold as personal property & is not part of the real estate.

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	0.4000	17,424	210x125	/	Y	/	<b>Src</b>	<b>Lot Des</b>	0-2.9999, Lake, Water View							
<b>Township</b>	Smith	<b>Abv Gd Fin SqFt</b>	1,725	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	0	<b>Ttl Fin SqFt</b>	1,725	<b>Year Built</b>	2010							
<b>Age</b>	10	<b>New</b>	No	<b>Date Complete</b>		<b>Ext</b>	Vinyl	<b>Fndtn</b>	Slab	<b># Rooms</b>	6							
<b>Room Dimensions</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	WELL		<b>Basement Material</b>											
	<b>DIM</b>	<b>L</b>	<b>B-Main</b>	2	0	<b>Sewer</b>	Public	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No							
<b>LR</b>	20 x 12	M	<b>B-Upper</b>	0	0	<b>Fuel</b>	Gas, Forced Air	<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No							
<b>DR</b>	10 x 6	M	<b>B-Blw G</b>	0	0	<b>Heating</b>		<b>Dryer Hook Up Gas/Elec</b>	Yes	<b>Split FlrPln</b>	No							
<b>FR</b>	x		<b>Cooling</b>	Central Air		<b>Disposal</b>	Yes	<b>Ceiling Fan</b>	Yes									
<b>KT</b>	18 x 15	M	<b>Laundry Rm</b>	Main	10	x	8	<b>Water Soft-Owned</b>	Yes	<b>Skylight</b>	No							
<b>BK</b>	x		<b>AMENITIES</b>	1st Bdrm En Suite, Breakfast Bar, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Laminate, Disposal, Dryer Hook Up Gas/Elec, Eat-In Kitchen, Garage Door Opener, Landscaped					<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No						
<b>DN</b>	x		<b>Garage</b>	3.0	/	Attached	/	36	x	27	/	972.00	<b>Alarm Sys-Sec</b>	No	<b>Fence</b>			
<b>MB</b>	15 x 18	M	<b>Outbuilding</b>	None			x	<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No							
<b>2B</b>	14 x 12	M	<b>Outbuilding</b>				x	<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No							
<b>3B</b>	14 x 12	M	<b>Assn Dues</b>	Not Applicable					<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes						
<b>4B</b>	x		<b>Other Fees</b>						<b>Pool</b>	No	<b>Off Street Pk</b>	Yes						
<b>5B</b>	x		<b>Restrictions</b>						<b>Pool Type</b>	SALE INCLUDES Dishwasher, Refrigerator, Kitchen Exhaust Hood, Oven-Gas, Range-Gas, Water Heater Gas, Water Softener-Owned								
<b>RR</b>	x		<b>Water Access</b>	CHFR	<b>Wtr Name</b>	Blue												
<b>LF</b>	x		<b>WtrType</b>	Lake	<b>Wtr Frtg</b>	55.00	<b>Channel Frtg</b>	55.00										
<b>EX</b>	x		<b>Water Features</b>	Pier/Dock, Pier/Dock Available, Deep					<b>Lock Type</b>	SKIL								
<b>Auction</b>	Yes	<b>Auctioneer Name</b>	Chad Metzger/Tim Holmes				<b>Auctioneer License #</b>	AC31300015										
<b>Owner Name</b>																		
<b>Financing: Existing</b>					<b>Proposed</b>					<b>Excluded Party</b>	None							
<b>Annual Taxes</b>	\$2,360.54	<b>Exemptions</b>	Homestead, Supplemental			<b>Year Taxes Payable</b>	2020		<b>Assessed Value</b>									
<b>Is Owner/Seller a Real Estate Licensee</b>	No					<b>Possession</b>	at closing											
<b>List Office</b>	Metzger Property Services, LLC - office: 260-982-0238					<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050											
<b>Agent E-mail</b>	chad@metzgerauction.com					<b>List Agent - User Code</b>	UP388053395											
<b>Co-List Office</b>						<b>Co-List Agent</b>												
<b>Showing Instr</b>	Showingtime or Open House																	
<b>List Date</b>	4/14/2020	<b>Exp Date</b>	6/30/2020	<b>Publish to Internet</b>	Yes	<b>Show Addr to Public</b>	Yes	<b>Allow AVM</b>	Yes	<b>Show Comments</b>	Yes							
<b>IDX Include</b>	Y	<b>Contract Type</b>	Exclusive Right to Sell		<b>Buyer Broker Comp.</b>	1.5%		<b>Vari.Rate</b>	No	<b>Special List Cond.</b>	None							
<b>Virtual Tours:</b>	<b>Lockbox Type</b> MECH					<b>Lockbox Location</b>	Front Door off of		<b>Type of Sale</b>									
<b>Pending Date</b>	<b>Closing Date</b>		<b>Selling Price</b>		<b>How Sold</b>		<b>CDOM</b> 2											
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>																	
<b>Sell Off</b>	<b>Sell Agent</b>		<b>Co-Sell Off</b>				<b>Co-Sell Agent</b>											
	Presented by:		Tiffany Reimer / Metzger Property Services, LLC															

Information is deemed reliable but not guaranteed.

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