


Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes	
MLS # 202040552	6746 N Kalorama Road	Leesburg	IN 46538	Status Active	LP \$0
	Area Kosciusko County	Parcel ID 43-08-07-400-073.000-023	Type Site-Built Home		
	Sub Kalorama Park	Cross Street	Bedrms 3	F Baths 2	H Baths 0
	Location Lake	Style One and Half Story	REO No	Short Sale No	
	School District WSC Elem	North Webster	JrH Wawasee	SrH Wawasee	
	Legal Description 005-026-072 LOTS 4 & 5 3RD ADD TO KALORAMA				
	Directions From SR 13, Head West on 800 N. Turn South on 400 E then East on Kalorama Road. Property will be on South side of road.				
	Inside City Limits N	City Zoning	County Zoning R1	Zoning Description Residential	

Remarks Updated Home just off of Lake Tippecanoe is going up for Auction on Monday, October 26, 2020 at 6 PM! This 3 Bedroom, 2 Bath home with 3-Car Attached Garage has an Open Floor Plan with Vaulted Ceilings and Main Floor Laundry! Large deck is a great place to enjoy dinner while taking in your gorgeous views! The Loft Area is a great place to use as a Rec Room, Entertaining Space or could potentially be an office area. Home is landscaped and has beautiful water views! 3-Car garage has ample storage space and potential room for a hobby area/workshop space along with your vehicles & toys! Come bid on this house individually or purchase in combination with the lakefront home directly across the street! Open House: Monday, October 19 5:30-6:30 PM

Agent Remarks Auction: Monday, 10.26.20 at 6pm Open House: Monday, 10.19.20 at 5:30-6:30pm Terms: \$3,000.00 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 4	Lot Ac/SF/Dim 0.3400 / 14,810 / 100 x 150	Src N	Lot Des Level, 0-2.9999, Lake		
Township Tippecanoe	Abv Gd Fin SqFt 2,388	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 2,388	Year Built 1937
Age 83	New No	Date Complete	Ext Vinyl	Fndtn Slab	# Rooms 5
Room Dimensions	Baths Full Half	Water WELL	Basement Material		
DIM L	B-Main 1 0	Sewer Septic	Dryer Hookup Gas Yes	Fireplace	No
LR 15 x 15 M	B-Upper 1 0	Fuel Forced Air	Dryer Hookup Elec No	Guest Qtrs	No
DR x	B-Blw G 0 0	Heating	Dryer Hook Up Gas/Elec No	Split FlrPln	No
FR 12 x 12 M		Cooling Central Air	Disposal Yes	Ceiling Fan	Yes
KT 12 x 10 M	Laundry Rm Main	8 x 6	Water Soft-Owned Yes	Skylight	No
BK 10 x 10 M	AMENITIES Built-In Bookcase, Cable Available, Cable Ready, Ceiling Fan(s), Ceilings-Vaulted, Closet(s) Walk-in, Deck Open, Detector-Smoke, Disposal, Dryer Hook Up Gas, Garage Door		Water Soft-Rented No	ADA Features	No
DN x			Alarm Sys-Sec No	Fence	
MB 12 x 12 U			Alarm Sys-Rent No	Golf Course	No
2B 12 x 12 U	Garage 3.0 / Attached	/ 50 x 34 / 1,700.00	Garden Tub No	Nr Wlkg Trails	No
3B 10 x 10 U	Outbuilding Shed	10 x 8	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		SALE INCLUDES Washer, Window Treatments, Dryer-Electric, Sump Pump, Water Heater Electric, Water Heater Gas, Water Softener-Owned		
LF 20 x 16 U	Restrictions				
EX x	Water Access	Wtr Name Tippecanoe			
WtrType	Wtr Frtg	Channel Frtg	Lake Type		
Water Features					
Auction Yes	Auctioneer Name Chad Metzger & John Burnau	Auctioneer License # AC31300015			
Owner Name					
Financing: Existing		Proposed	Excluded Party None		
Annual Taxes \$1,823.92	Exemptions		Year Taxes Payable 2020	Assessed Value	
Is Owner/Seller a Real Estate Licensee No			Possession At Closing		
List Office Metzger Property Services, LLC - office: 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					
List Date 10/6/2020	Exp Date 1/31/2021	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 MECH	Lockbox Location none	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: Tiffany Reimer / Metzger Property Services, LLC				

Information is deemed reliable but not guaranteed.

MLS content is Copyright © 2019 Indiana Regional Multiple Listing Service LLC
 Featured properties may not be listed by the office/agent presenting this brochure.