

Property Type	AUCTION	Status	Active	CDOM	1	DOM	1	Auction Yes							
MLS #	201812471	700 S Harkless Drive	Syracuse	IN	46567	Status	Active	LP	\$275,000						
Area	Kosciusko County		Parcel ID	43-04-08-200-664.000-026						Type	Site-Built Home				
Sub	Merrill's		Cross Street							Bedrms	5	F Baths	3	H Baths	0
Location			Style	Two Story						REO	No	Short Sale	No		
School District	WSC	Elem	Syracuse	JrH	Wawasee						SrH	Wawasee			
Legal Description	008-032-002.A LOT 14 LESS 7' E PT & N 7 1/2 LOT 15 MERRILLS ADD TO LAKE WAWASEE														
Directions	Take Huntington St. to Pickwick Dr., go east. Turn south onto Harkless Drive, home is at the corner of Harkless and Pickwick.														



This property is going to auction on May 5, 2018, 10 am at the property. Auction estimate: \$250,000 - \$300,000.00. Great opportunity with this spacious 5 bedroom, 3 bath home on a huge channel front corner lot on Lake Wawasee!! Home has 70 ft. of Channel Frontage! Home is move-in ready and features a large, eat-in kitchen and a living room with a fireplace. Enjoy gorgeous waterfront views with a great patio perfect for entertaining!! Home has an attached 2-car garage for additional storage. Come see for yourself, Open House: April 22, 1-2pm.

Agent Remarks This Estate property is going to auction on May 5, 2018, 10 am at the property. Auction estimate: \$250,000 - \$300,000.00. TERMS: \$3,000 down the day of the auction with the balance due at closing. Possession at closing. Taxes prorated. No Survey. RE BROKERS: must pre-register 24 hrs in advance and be present at all showings with your client and the auction. Form in docs.

Sec	Lot 14	Zoning		Lot Ac/SF/Dim	0.5210 / 22,695 / 253xx 92	Src Y	Lot Des	Corner, Waterfront,				
Township	Turkey Creek	Abv Gd Fin SqFt	2,520	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	2,520	Year Built	1970	
Age	48	New	No	Date Complete		Ext	Vinyl, Limestone	Fndtn	Crawl	# Rooms	11	
Room Dimensions		Baths	Full	Half		Water	CITY	Basement Material	Block			
DIM	L	B-Main	1	0	Sewer	City	Dryer Hookup Gas		Fireplace	Yes		
LR	14 x 16	B-Upper	2	0	Fuel	Gas, Forced Air, Hot	Dryer Hookup Elec	Dryer	Guest Qtrs			
DR	x	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec		Split FlrPln			
FR	10 x 29				Cooling	Central Air	Disposal		Ceiling Fan			
KT	15 x 24	Laundry Rm	Main	7	x 10		Water Soft-Owned		Skylight			
BK	x	AMENITIES	1st Bdrm En Suite, Breakfast Bar, Built-In Bookcase, Deck on Waterfront, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Kitchen Island,									
DN	x						Water Soft-Rented		ADA Features			
MB	17 x 11						Alarm Sys-Sec		Fence			
2B	15 x 12	Garage	2.0	/ Attached	/ 32	x 24 / 768.00	Alarm Sys-Rent		Golf Course			
3B	15 x 12	Outbuilding	Garden Shed	10	x 10		Garden Tub		Nr Wlkg Trails			
4B	13 x 10	Outbuilding			x		Jet Tub		Garage Y/N	Yes		
5B	10 x 10	Assn Dues			Not Applicable		Pool	No	Off Street Pk	Yes		
RR	x	Other Fees					Pool Type					
LF	x	Restrictions					FIREPLACE	Living/Great Rm				
EX	8 x 22	Water Access	Lake	Wtr Name	LkWawasee		SALE INCLUDES	No Appliances Included				
WtrType	Lake	Wtr Frtg	70.00	Channel Frtg	70.00							
Water Features	Deeded											
Auction	Yes	Auctioneer Name	Chad Metzger			Auctioneer License #	AC31300015					
Owner Name	Butler											
Financing: Existing		Proposed										
Annual Taxes	\$2,663.24	Exemptions	Homestead, Supplemental			Year Taxes Payable	2018	Assessed Value				
Is Owner/Seller a Real Estate Licensee	No											
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Is Owner/Seller a Real Estate Licensee	No											
List Office	Metzger Property Services, LLC - office: 260-982-0238				List Agent	Chad Metzger - Cell: 260-982-9050						
Agent ID	RB14045939		Agent E-mail	chad@metzgerauction.com								
Co-List Office												
Co-List Office												
Showing Instr	Showingtime or Open House: April 22 1-2pm											
List Date	4/2/2018	Exp Date	9/30/2018	Publish to Internet	No	Show Addr to Public	No	Allow AVM	No	Show Comments	No	
IDX Include	Y	Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.5%	Vari.Rate	No	Special List Cond.	None			
Virtual Tours:												
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,						
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