




Residential Agent Full Detail Report

Schedule a Showing

Property Type	RESIDENTIAL			Status	Active			CDOM	6		DOM	6		Auction	Yes		
MLS #	202324160		2675 S 400 E		Columbia City				IN	46725			LP \$379,900				
	Area	Whitley County			Parcel ID	92-05-21-304-003.000-012			Type	Site-Built Home			Waterfront	Yes			
	Sub	None			Cross Street				Bedrm	3		F	2		H	1	
	Township	Union			Style	One Story			REO	No		Short Sale	No				
	School	WHITCC			Elem	Coesse			Jr	Indian Springs			SrH	Columbia City			
	Legal Description	LOT 3A & 3B 4A GORDON SUBDIVISION															
Directions	US-30 W, Turn left onto S 400 E, Home is a half mile on the left.																
Inside City	N		City	County Zoning				R1		Zoning Description							

Remarks The PRICE LISTED is assessed value. Public auction, which will take place on Thursday, July 27th at 6 pm. Open house dates are Thurs. July 20th 5-7pm & Sun. July 23rd 1-3 pm. Welcome to the auction for this stunning ranch home on 4 acres located in the serene countryside of Whitley County, close to Columbia City. The main level and lower-level spans 3,180 square feet, boasting a spacious floor plan. The heart of the home is the kitchen, which features appliances, backsplash, ample storage space, and a convenient breakfast bar. It seamlessly flows into the dining area and the cozy living room, creating a perfect space for entertaining family and friends. This ranch home comprises three bedrooms, providing plenty of space. The master suite is a tranquil retreat, complete with a private en-suite bathroom and a walk-in closet and fireplace. The remaining bedrooms are generously sized. In addition, there is a convenient full bath for guests. One of the standout features of this property is the finished walk-out basement, offering additional living space and versatility. This area can be used as a family room, home theater, game room, or even a home office. The living room is accentuated by a fireplace, creating a focal point and adding to the cozy ambiance. The

Agent Remarks This is an online & live auction. All agents that are representing a Buyer for the auction must fill out the buyer form located on additional documents 48 hours before the auction. Home is being sold "As-Is" The sale is not subject to buyers financing. Buyers can go to www.bartkusauctioneers.com to register and bid.

Se	Lo	0	Lot	4.0000		/ 174,240		/ 0x0		Lot Desc		Heavily Wooded, 3-5.9999								
Above Gd Fin		SqFt	1,884	Above Gd Unfin		SqFt	0	Below Gd Fin		1,296	Ttl Below Gd		1,872	Ttl Fin		SqFt	3,180	Year Built		1988
Age	35	New Const		No	Date		Ex		Aluminum		Bsm		Full Basement, Finished				# Rooms		10	
Room Dimensions			Baths		Full	Half	Water	WELL		Basement Material		Poured Concrete								
RM DIM		LV	B-Main	2	0	Well Type	Private		Dryer Hookup Gas		Yes	Fireplace		Yes						
L	19 x 17	M	B-Upper	0	0	Sewer	Septic		Dryer Hookup		No	Guest Qtrs		No						
D	0 x 0	N	B-Blw G	0	1	Fuel /	Geothermal, Propane Tank Owned		Dryer Hookup G/E		No	Split Firpln		No						
F	26 x 17	B	Laundry Rm	Basemen		Heating	Central Air		Disposal		No	Ceiling Fan		Yes						
K	17 x 12	M	Laundry L/W	26 x 17		Cooling	Central Air		Water Soft-Owned		Yes	Skylight		No						
B	11 x 12	M	AMENITIES		Ceiling Fan(s), Dryer Hook Up Gas, Landscaped,		Water Soft-Rented		No	ADA Features		No								
D	0 x 0	N			Range/Oven Hook Up Gas, Main Level Bedroom Suite		Alarm Sys-Sec		No	Fence		None								
M	17 x 15	M					Alarm Sys-Rent		No	Golf Course		No								
2	12 x 12	M					Garden Tub		No	Nr Wlkg Trails		No								
3	12 x 12	M	Garage	2.0 / Attached		/ 24 x 24 / 576.00		Jet Tub		No	Garage Y/N		Yes							
4	x		Outbuilding	Outbuilding		30 x 24		Pool		No	Off Street Pk		Yes							
5	x		Outbuilding			x		Pool Type												
R	23 x 13	B	Assn Dues	Frequency		Not Applicable		SALE INCLUDES		Dishwasher, Microwave, Refrigerator, Washer, Dryer										
LF	0 x 0		Other Fees					-Gas, Range-Gas, Water Heater Electric, Water Softener-Owned												
E	17 x 13	B	Restrictions					FIREPLACE		1st Bdrm, Basement										

Presented by: Jody M Bartkus - Cell: 260-715-9797 / CENTURY 21 Bradley Realty, Inc - Off: 260-399-1177

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