

ALL FIELDS DETAIL



Mls #	22430	# Of Bedrooms	3
Status	Active	Full Baths	1
Type	SINGLE FAMILY	Half Baths	0
Address	1817 SUE AVENUE	Garage	Attached
Address 2	(BROOKWOOD ADDITION)	Construction	Conventional With Land
City	WARSAW		
State	IN		
Zip	46580		
Area	10 - Central Kosc.		
Class	RESIDENTIAL		
Asking Price	\$75,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Agent	Patrick J Pfefferkorn - (574) 269-3801	Listing Office 1	ReMax Rainbow Realtors, Inc. - Main (574) 269-6911
Comm. Disc.	N	Buyer Broker Commission	2.4
Zoning	Residential	Lead Paint Disclosure	Y
Buyer(s) Excluded	N	Seller Disclosure	Y
Terms	New Mtg./Cash	Listing Type	Exclusive Right
Style	1 Story	Basement/Foundation	Slab
Owners Last Name	00R - SUE AVENUE	Agent Owned	No
Agent Related	No	Occupancy	Vacant
Listing Date	8/29/2008	Possession	DOC
County	Kosciusko	Township	Wayne
Legal Descriptions	LOT 117 BROOKWOOD 3RD ADD.	Approx Year Built	1972
Approx # Of Acres	0.00	Approx Lot Dimensions	81 X 100
Elementary School	Madison	Associated Document Count	2
Middle School	Edgewood	High School	Warsaw
Subdivision	Brookwood	Approx Abv Ground SqFt	900
Apx.Total Finished Sq.Ft	900	Living Rm -Apx Size	12 X 15.6
Living Room -Level	1	Kitchen -Apx Size	11.6 X 17
Kitchen -Level	1	Bedroom 1 -Apx Size	9.6 X 12.6
Bedroom 1 -Level	1	Bedroom 2 -Apx Size	8.6 X 9
Bedroom 2 -Level	1	Bedroom 3 -Apx Size	8 X 12
Bedroom 3 -Level	1	Bathroom 1 -Apx Size	5 X 8
Bathroom 1 -Level	1	Laundry -Comments	HOOK-UP
Outbuilding	8 X 12 SHED	Garage Style	1 Car Attached
Auto Door	Y	Garage Dimensions	12 X 25
Showing Instructions	Call Office	Entry Type	Combo Box
Box #	Call4Code	Directions	OLD 30 W., S. ON LEITER DRIVE, E. ON TIPPECANOE, S. ON SUE AVE.
Original Price	\$78,000	Days On Market	84
Price/TotFinSQFT	\$83.33	Days On MLS	80

FEATURES

Lot Description	Landscaping	Appliances	Amps
Level	Trees	Refrigerator	100 Amps Circuit Breakers
Basement/Foundation	Interior Features	Gas Range/Oven	Water Supply
Slab	New Floor Cover	Windows	City Water
Roof	New Paint	Double Pane	Sewer
Shingle	Carpet	Vinyl Clad	City Sewer
Exterior Siding	Smoke Detector	Window Treatment	Documents On File
Vinyl	Pergo	None	Lead Based Paint
Exterior Features	Washer/Dryer Hookup	Heating	Prop Disclosure
Rock Driveway	Fireplace	Gas Forced Air	Warranty Program
Shed	None	Natural Gas	Not Offered
Paved Street		Water Heater	
Gutters		Gas	

FINANCIAL

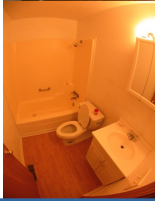
Apx Annual Tax	265	Tax Id #	0472000107
Parcel #	43-11-07-400-232.000-032	Exemptions	H/M
Incorporated Area	Y	Assessments	None
Gas Co	NIPSCO	Prop. Owner Assoc. Fees	No
Electric Company	NIPSCO		

ADDENDUM

VERY AFFORDABLE LIVING, WELL MAINTAINED - FULLY REMODELED, NEW ROOF, EXT./INT. PAINT, FLOORING, APPLIANCES, FIXTURES, KITCHEN, BATH, GARAGE DOOR, SHED ROOF, NEWER WINDOWS, GUTTERS, FURNACE. LIKE NEW - MOVE IN CONDITION - CONVENIENT LOCATION

REMARKS

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ADDITIONAL PICTURES**DISCLAIMER**

This information is deemed reliable, but not guaranteed.