

## ALL FIELDS DETAIL



<b>Mls #</b>	21057	<b># Of Bedrooms</b>	4
<b>Status</b>	Active	<b>Full Baths</b>	3
<b>Type</b>	SINGLE FAMILY	<b>Half Baths</b>	0
<b>Address</b>	1147 N Highland Place	<b>Garage</b>	None
<b>City</b>	WARSAW	<b>Construction</b>	Conventional With Land
<b>State</b>	IN		
<b>Zip</b>	46580		
<b>Area</b>	10 - Central Kosc.		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$94,700		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

## GENERAL

<b>Agent</b>	Patrick J Pfefferkorn - (574) 269-3801	<b>Listing Office 1</b>	ReMax Rainbow Realtors, Inc. - Main (574) 269-6911
<b>Comm. Disc.</b>	N	<b>Buyer Broker Commission</b>	2.4
<b>Zoning</b>	Residential	<b>Lead Paint Disclosure</b>	Y
<b>Buyer(s) Excluded</b>	N	<b>Seller Disclosure</b>	Y
<b>Terms</b>	New Mtg./Cash	<b>Listing Type</b>	Exclusive Right
<b>Style</b>	1 Story	<b>Basement/Foundation</b>	Full Basement
<b>Owners Last Name</b>	HAYES	<b>Agent Owned</b>	No
<b>Agent Related</b>	No	<b>Occupancy</b>	Vacant
<b>Listing Date</b>	3/11/2008	<b>Possession</b>	At Closing
<b>County</b>	Kosciusko	<b>Township</b>	Wayne
<b>Legal Descriptions</b>	Tract SW 2-32-5 .60 A	<b>Approx Year Built</b>	1960
<b>Year Remodeled</b>	2007	<b>Approx # Of Acres</b>	0.60
<b>Approx Lot Dimensions</b>	.60 A	<b>Elementary School</b>	Madison
<b>Associated Document Count</b>	1	<b>Middle School</b>	Lakeview
<b>High School</b>	Warsaw	<b>Subdivision</b>	None
<b>Approx Abv Ground SqFt</b>	1842	<b>Apx.Total Finished Sq.Ft</b>	1842
<b>LL Unfinished</b>	1170	<b>Living Rm -Apx Size</b>	12 X 23
<b>Dining Rm -Apx Size</b>	10 X 16	<b>Kitchen -Apx Size</b>	12 X 20
<b>Bedroom 1 -Apx Size</b>	14 X 14	<b>Bedroom 2 -Apx Size</b>	12 X 12
<b>Bedroom 3 -Apx Size</b>	11 X 14	<b>Bedroom 4 -Apx Size</b>	11 X 12
<b>Bathroom 1 -Apx Size</b>	Full	<b>Bathroom 2 -Apx Size</b>	Full
<b>Bathroom 3 -Apx Size</b>	Full	<b>Outbuilding</b>	14 X 24
<b>Garage Style</b>	None	<b>Showing Instructions</b>	CALL OFFICE
<b>Entry Type</b>	SUPRA BOX	<b>Box #</b>	52635483
<b>Directions</b>	OLD 30 W. TO HIGHLAND PLACE, N. TO END OF ROAD (WEST SIDE OF WESTHAVEN ESTATES, BUT NOT PART OF).	<b>Original Price</b>	\$94,700
<b>Days On Market</b>	18	<b>Price/TotFinSQFT</b>	\$51.41
<b>Days On MLS</b>	18		

## FEATURES

<b>Lot Description</b>	<b>Porch/Patio</b>	<b>Appliances</b>	<b>Water Heater</b>
Level	Porch Open	Dishwasher	Electric
<b>Basement/Foundation</b>	Open Patio	Refrigerator	<b>Amps</b>
Full Basement	<b>Landscaping</b>	Elec Range/Oven	200 Amps Circuit Breakers
Unfinished	Fence-Chain Link	Microwave	<b>Water Supply</b>
<b>Roof</b>	<b>Interior Features</b>	<b>Windows</b>	Well Private
Shingle	New Floor Cover	Double Pane	<b>Sewer</b>
<b>Exterior Siding</b>	New Paint	<b>Window Treatment</b>	Septic
Vinyl	Ceramic Tile	All	<b>Documents On File</b>
<b>Exterior Features</b>	Ceiling Fan(S)	<b>Heating</b>	Lead Based Paint
Paved Driveway	Smoke Detector	Gas Forced Air	Prop Disclosure
Outbuildings	Washer/Dryer Hookup	Natural Gas	<b>Warranty Program</b>
Gutters	Sump Pump	<b>Cooling</b>	Not Offered
	<b>Fireplace</b>	Central Air	
	None		

## FINANCIAL

<b>Apx Annual Tax</b>	\$1,400	<b>Tax Id #</b>	1371000120
<b>Parcel #</b>	013-002-010	<b>Exemptions</b>	N
<b>Incorporated Area</b>	N	<b>Assessments</b>	None

## FINANCIAL

Gas Co	NIPSCO	Prop. Owner Assoc. Fees	No
Electric Company	NIPSCO		

## ADDENDUM

SPACIOUS 4 BEDROOM, 3 FULL BATH HOME WITH GREAT POTENTIAL, NEEDS SOME FINISH WORK THROUGHOUT, LARGE KITCHEN AND DINING AREA, OPEN LIVING ROOM, SPLIT FLOOR PLAN, LARGE UNFINISHED BASEMENT, OVER HALF AN ACRE FENCED LOT, NEWER SIDING, ROOF, WINDOWS, FLOOR COVERINGS, PAINT, KITCHEN, 200 AMP ELECTRICAL UPGRADE, WATER HEATER, FURNACE, CENTRAL A/C, APPLIANCES, WONDERFUL OPPORTUNITY FOR THE DIY, STARTING OUT, OR GROWING FAMILY. (LOCKBOX ATTACHED TO FENCE NEAR GARAGE)

## REMARKS

SPACIOUS 4 BEDROOM, 3 FULL BATH HOME WITH GREAT POTENTIAL, NEEDS SOME FINISH WORK THROUGHOUT, LARGE KITCHEN AND DINING AREA, OPEN LIVING ROOM, SPLIT FLOOR PLAN, LARGE UNFINISHED BASEMENT, OVER HALF AN ACRE FENCED LOT, NEWER SIDING, ROOF, WINDOWS, FLOOR COVERINGS, PAINT, KITCHEN, 200 AMP ELECTRICAL UPGRADE, WATER HEATER, FURNACE, CENTRAL A/C, APPLIANCES, WONDERFUL OPPORTUNITY FOR THE DIY, STARTING OUT, OR GROWING FAMILY. (LOCKBOX ATTACHED TO FENCE NEAR GARAGE)

## ADDITIONAL PICTURES



## DISCLAIMER

This information is deemed reliable, but not guaranteed.