

**ALL FIELDS DETAIL**


<b>Mls #</b>	20082	<b># Of Bedrooms</b>	4
<b>Status</b>	Active	<b>Full Baths</b>	2
<b>Type</b>	SINGLE FAMILY	<b>Half Baths</b>	1
<b>Address</b>	1630 S BRIARWOOD DRIVE	<b>Garage</b>	Attached
<b>Address 2</b>	(BRIARWOOD MANOR)	<b>Construction</b>	Conventional With Land
<b>City</b>	WARSAW		
<b>State</b>	IN		
<b>Zip</b>	46580		
<b>Area</b>	10 - Central Kosc.		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$164,900		
<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>	Y	<b>Buyer Broker Commission</b>	2.0
<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>	Crawl Space
<b>Owners Last Name</b>	HUTCHISON	<b>Agent Owned</b>	No
<b>Agent Related</b>	No	<b>Occupancy</b>	Vacant
<b>Listing Date</b>	9/27/2007	<b>Possession</b>	At Closing
<b>County</b>	Kosciusko	<b>Township</b>	Wayne
<b>Legal Descriptions</b>	LOT 12 BRIARWOOD MANOR	<b>Approx Year Built</b>	1976
<b>Year Remodeled</b>	YES	<b>Approx # Of Acres</b>	0.55
<b>Approx Lot Dimensions</b>	140 X 171	<b>Elementary School</b>	Washington
<b>Associated Document Count</b>	2	<b>Middle School</b>	Edgewood
<b>High School</b>	Warsaw	<b>Subdivision</b>	Briarwood Manor
<b>Approx Abv Ground SqFt</b>	1791	<b>Apx.Total Finished Sq.Ft</b>	1791
<b>Living Rm -Apx Size</b>	11 X 25	<b>Dining Rm -Apx Size</b>	11 X 11.6
<b>Dining Rm -Comments</b>	HARDWOOD	<b>Kitchen -Apx Size</b>	10 X 13.6
<b>Kitchen -Comments</b>	HARDWOOD	<b>Family Rm -Apx Size</b>	13 X 15
<b>Family Rm -Comments</b>	HARDWOOD	<b>Bedroom 1 -Apx Size</b>	14 X 15
<b>Bedroom 2 -Apx Size</b>	10 X 13	<b>Bedroom 3 -Apx Size</b>	10 X 10.6
<b>Bedroom 4 -Apx Size</b>	9 X 10	<b>Other 1 -Apx Size</b>	12 X 18
<b>Other 1 -Comments</b>	ENCL PORCH	<b>Bathroom 1 -Apx Size</b>	5 X 8
<b>Bathroom 2 -Apx Size</b>	5 X 8	<b>Bathroom 3 -Apx Size</b>	HALF
<b>Laundry -Apx Size</b>	H/U	<b>Outbuilding</b>	N
<b>Garage Style</b>	2.5 Car Attache	<b>Auto Door</b>	Y
<b>Garage Dimensions</b>	24 X 32	<b>Showing Instructions</b>	24 HR. NOTICE
<b>Entry Type</b>	SUPRA BOX	<b>Box #</b>	52635448
<b>Directions</b>	15 S. TO ROZELLA ROAD, SOUTH ON BRIARWOOD, TO HOME.	<b>Original Price</b>	\$174,900
<b>Days On Market</b>	184	<b>Price/TotFinSQFT</b>	\$92.07
<b>Days On MLS</b>	183		

**FEATURES**

<b>Lot Description</b>	<b>Porch/Patio</b>	<b>Fireplace</b>	<b>Cooling</b>
Corner Lot	Enclosed Porch	One	Central Air
Wooded Lot	Covered Stoop	<b>Appliances</b>	<b>Water Heater</b>
Level	<b>Landscaping</b>	Dishwasher	Gas
<b>Basement/Foundation</b>	Trees	Refrigerator	<b>Amps</b>
Crawl Space	<b>Interior Features</b>	Range Hood	200 Amps Circuit Breakers
<b>Roof</b>	Hardwood Floors	Water Softener Own	<b>Water Supply</b>
Shingle	Carpet	<b>Window Treatment</b>	Well Private
<b>Exterior Siding</b>	Window Coverings	All	<b>Sewer</b>
Brick	Ceiling Fan(S)	<b>Heating</b>	Septic
Vinyl	Smoke Detector	Gas Forced Air	<b>Documents On File</b>
<b>Exterior Features</b>	Cable TV	Natural Gas	Lead Based Paint
Concrete Driveway			Prop Disclosure
Paved Street			
Gutters			

**FINANCIAL**

<b>Apx Annual Tax</b>	1652	<b>Tax Id #</b>	0370301960
<b>Parcel #</b>	003-098-002	<b>Exemptions</b>	-
<b>Incorporated Area</b>	N	<b>Assessments</b>	None
<b>Gas Co</b>	NIPSCO	<b>Electric Company</b>	REMC

**ADDENDUM**

SPACIOUS 4 BEDROOM RANCH, NEW ROOF, DOUBLE SIDED FIREPLACE BETWEEN FAMILY AND LIVING ROOM, LARGE KITCHEN WITH FORMAL DINING AREA, RELAXING 3-SEASON ROOM, OVERSIZE 2.5 CAR GARAGE, LARGE BACKYARD WITH MATURE LANDSCAPING, WONDERFUL FAMILY NEIGHBORHOOD, IN-TOWN CONVENIENCE.

**REMARKS**

SPACIOUS 4 BEDROOM RANCH, NEW ROOF, DOUBLE SIDED FIREPLACE BETWEEN FAMILY AND LIVING ROOM, LARGE KITCHEN WITH FORMAL DINING AREA, RELAXING 3-SEASON ROOM, OVERSIZE 2.5 CAR GARAGE, LARGE BACKYARD WITH MATURE LANDSCAPING, WONDERFUL FAMILY NEIGHBORHOOD, IN-TOWN CONVENIENCE.

**ADDITIONAL PICTURES****DISCLAIMER**

This information is deemed reliable, but not guaranteed.