

**ALL FIELDS DETAIL**


<b>Mls #</b>	24267	<b># Of Bedrooms</b>	3
<b>Status</b>	Active	<b>Full Baths</b>	1
<b>Type</b>	SINGLE FAMILY	<b>Half Baths</b>	0
<b>Address</b>	1741 E Kosciusko Drive	<b>Garage</b>	None
<b>City</b>	WARSAW	<b>Construction</b>	Conventional With Land
<b>State</b>	IN		
<b>Zip</b>	46582		
<b>Area</b>	10 - Central Kosc.		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$124,000		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>Agent</b>	Patrick J Pfefferkorn - Main: (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>	Crawl Space
<b>Owners Last Name</b>	NELSON	<b>Agent Owned</b>	No
<b>Agent Related</b>	No	<b>Occupancy</b>	Owner
<b>Listing Date</b>	5/11/2009	<b>Possession</b>	At Closing
<b>County</b>	Kosciusko	<b>Township</b>	Wayne
<b>Legal Descriptions</b>	PT SE 10-32-6	<b>Approx Year Built</b>	1975
<b>Approx # Of Acres</b>	0.71	<b>Approx Lot Dimensions</b>	150 X 205
<b>Elementary School</b>	Harrison	<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>	1457
<b>Apx.Total Finished Sq.Ft</b>	1457	<b>Living Rm -Apx Size</b>	15.6 X 17
<b>Kitchen -Apx Size</b>	11.6 X 12	<b>Family Rm -Apx Size</b>	11X21
<b>Bedroom 1 -Apx Size</b>	10 X 15	<b>Bedroom 2 -Apx Size</b>	9 X 12.6
<b>Bedroom 3 -Apx Size</b>	9 X 10	<b>Bathroom 1 -Apx Size</b>	7.6 X 8
<b>Laundry -Apx Size</b>	8 X 9	<b>Outbuilding</b>	10 X 10
<b>Garage Style</b>	None	<b>Showing Instructions</b>	CALL OFFICE-24 HR NOTICE
<b>Entry Type</b>	SUPRA BOX	<b>Box #</b>	52625156
<b>Directions</b>	US 30 TO E. CENTER STREET (BOB EVANS) E. CENTER STREET TO KOSCIUSKO DRIVE TO PROPERTY.	<b>Cumulative DOM</b>	490
<b>Cumulative DOMLS</b>	488	<b>Original Price</b>	\$124,000
<b>Agent Hit Count</b>	51	<b>Client Hit Count</b>	24
<b>Update Date</b>	5/11/2009	<b>Days On Market</b>	5
<b>Price/TotFinSQFT</b>	\$85.11	<b>Days On MLS</b>	5

**FEATURES**

<b>Lot Description</b>	<b>Landscaping</b>	<b>Appliances</b>	<b>Water Heater</b>
Irregular	Fence-Wood	Dishwasher	Electric
Level	Trees	Refrigerator	<b>Amps</b>
<b>Basement/Foundation</b>	<b>Interior Features</b>	Elec Range/Oven	100 Amps Circuit Breakers
Crawl Space	New Floor Cover	Microwave	<b>Water Supply</b>
<b>Roof</b>	New Paint	Washer	Well Private
Shingle	Carpet	Dryer	<b>Sewer</b>
<b>Exterior Siding</b>	Window Coverings	Water Softener Own	Septic
Brick	Ceiling Fan(S)	<b>Windows</b>	<b>Documents On File</b>
<b>Exterior Features</b>	Smoke Detector	Double Pane	Lead Based Paint
Paved Driveway	Cable TV	Vinyl Clad	Prop Disclosure
Concrete Driveway	Attic Storage	Tilt Out	<b>Warranty Program</b>
Shed	Washer/Dryer Hookup	<b>Window Treatment</b>	Not Offered
Paved Street	Laminate Wood Floor	All	
Gutters	<b>Fireplace</b>	<b>Heating</b>	
<b>Porch/Patio</b>	None	Gas Forced Air	
Porch Covered		Natural Gas	
		<b>Cooling</b>	
		Central Air	

**FINANCIAL**

<b>Possible Short Sale (Y/N)</b>	No	<b>Foreclosure/REO (Y/N)</b>	No
<b>Apx Annual Tax</b>	\$380.00	<b>Tax Id #</b>	0370100420
<b>Parcel #</b>	003-052-032.D	<b>State ID #</b>	43-11-10-200-384.000-031
<b>Exemptions</b>	H + M	<b>Assessments</b>	None
<b>Gas Co</b>	NIPSCO	<b>Prop. Owner Assoc. Fees</b>	No
<b>Electric Company</b>	NIPSCO		

**ADDENDUM**

COMPLETELY REMODELED - FULL BRICK HOME, LOW TAXES & LOW UTILITIES, NEW ROOF, GFA/CENTRAL A/C, WINDOWS, FLOORING, KITCHEN, WATER HEATER, WATER SOFTENER, PAINT, CROWN MOLDING, TREMENDOUS APPEAL, SPACIOUS YARD, MATURE SETTING, NICELY LANDSCAPED, PRIVACY FENCE, NEEDS ABSOLUTELY NOTHING, IN-TOWN CONVENIENCE.

**REMARKS**

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**DISCLAIMER**

This information is deemed reliable, but not guaranteed.