

Listings as of 04/01/2022

Property Type RESIDENTIAL Status Active CDOM 0 DOM 0 Auction No  
 MLS # 202210929 731 Georgian Drive New Haven IN 46774 Status Active LP \$160,000



Area Allen County Parcel ID 02-14-06-226-002.000-046 Type Site-Built Home  
 Sub Georgian Park Cross Street Bedrms 3 F Baths 1 H Baths 0  
 Location Style One Story REO No Short Sale No  
 School District EAC Elem Woodlan JrH New Haven SrH New Haven  
 Legal Description Georgian park Lot 58 |  
 Directions From West of Lincoln Hwy to S Doyle Road to Old US 24 to Georgian Dr.  
 Inside City Limits City Zoning County Zoning Zoning Description

Remarks Beautiful wildlife views over looking the river. This 3 bedroom ranch includes newer refrigerator, dishwasher, roof , new heat pump and central air, large shed and some newer flooring. All appliances stay. Property is available for showing starting Friday 04/01/22 be sure to view the Matterport 3D tour.

Agent Remarks Go and show through 4:30pm on SUN 4/3 offer deadline 5pm SUN 4/3 with response to offers by 11am MON 4/4 . Seller pays \$568/ yr for flood insurance. Never an issue with flooding. The last owner stated he lived here 40+ years with no flooding issues. Earnest money to be held by title company

Sec	Lot 58	Lot Ac/SF/Dim	0.4900 / 21,344 / 141 / 170	Src Y	Lot Des	Waterfront
Township	Jefferson	Abv Gd Fin SqFt	1,234	Below Gd Fin SqFt	0	Ttl Below Gd SqFt 0 Ttl Fin SqFt 1,234
Age	51 New No	Date Complete		Ext	Brick, Vinyl	Fndtn Slab
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material
DIM	L	B-Main	1 0	Sewer	City	Dryer Hookup Gas No Fireplace No
LR 15 x 13 M		B-Upper	0 0	Fuel	Heat Pump	Dryer Hookup Elec No Guest Qtrs No
DR x		B-Blw G	0 0	Heating		Dryer Hook Up Gas/Elec No Split Flrpln No
FR 22 x 15 M		Laundry Rm	Main	Cooling	Central Air	Disposal No Ceiling Fan No
KT 11 x 10 M					x	Water Soft-Owned Yes Skylight No
BK 12 x 10 M						Water Soft-Rented No ADA Features No
DN x						Alarm Sys-Sec No Fence
MB 12 x 10 M						Alarm Sys-Rent No Golf Course No
2B 12 x 9 M	Garage	1.0 / Attached	/ 24 x 12 / 288.00			Garden Tub No Nr Wlkg Trails No
3B 9 x 9 M	Outbuilding	Shed	16 x 10			Jet Tub No Garage Y/N Yes
4B x	Outbuilding		x			Pool No Off Street Pk
5B x	Assn Dues		Not Applicable			Pool Type
RR x	Other Fees					SALE INCLUDES Dishwasher, Refrigerator, Washer, Dryer-Electric, Oven-Electric, Range-Electric, Water Softener-Owned
LF x	Restrictions					
EX x	Water Access	RVRF		Wtr Name	MaumeeRive	
WtrType	River	Wtr Frtg	170.00	Channel Frtg		
Water Features				Lake Type		
Auction	No	Auctioneer Name		Auctioneer License #		
Owner Name						
Financing:	Existing	Proposed		Excluded Party	None	
Annual Taxes	\$575.00	Exemptions		Assessed Value	\$111,800.00	
Is Owner/Seller a Real Estate Licensee	No	Possession	negotiable			



**CARL QUANDT**

**BROKER / DIGITAL MARKETING**

call/text/email

260.210.2937

carl@thequandtteam.com

