



125 CONLOGUE AVE.
KENDALLVILLE, IN 46755

\$89,900

This adorable ranch, just a short stroll from Sunset Park, is truly move in ready. Home has recently been freshened up with new interior finishes. The highly functional layout makes sense for nearly any family.

Seller is offering a home warranty for extra peace of mind. Home is eligible for USDA financing so this property could be yours for as little as 0% down.

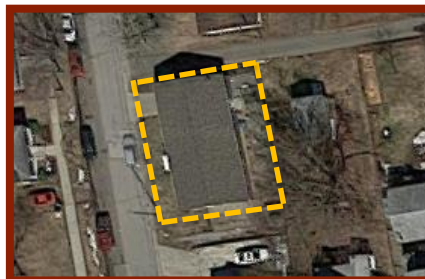
The open concept layout features large living and dining spaces, ideal for entertaining guests. Beautiful and durable laminate wood floors cover the shared living spaces and the den/3rd bedroom, setting the stage for décor of any style. Brand new carpets recently installed in two of the bedrooms. Full bathroom features a soaking tub with jets, the perfect spot for relaxing at the end of the day. House features an abundance of storage throughout. The backyard is fully fenced and perfect for outdoor entertaining. Low-maintenance landscaping surrounding the home allows for great curb appeal without the hassle. New roof installed in 2013. Location is just minutes from the many amenities Kendallville has to offer, including dining, recreation, shopping, and the Elks Golf Course. Access to State Road 3 is just a short drive away, making for easy travel in and out of the city.

Request your showing today. This listing will go fast.

CORY ALLEN

REALTOR®/Broker
Transaction Coordinator
cory@reecerproperties.com

260.318.5202



focused
creative
proven



View the entire set
of photos at
ReecerProperties.com



Residential Client Full Detail Report

Listings as of 07/27/2015

Page 1 of 1

Property Type RESIDENTIAL **Status** Active **Auction No**

MLS # 201535384 125 Conlogue Avenue Kendallville IN 46755 **Status** Active **LP** \$89,900



Area Noble County **Parcel ID** 57-07-32-200-144.000-020 **Type** Site-Built Home

Sub None **Cross Street** **Bedrms** 3 **F Baths** 1 **H Baths** 1

Location City/Town/Suburb **Style** One Story

School District ENS Elem Northside **JrH** Kendallville **SrH** East Noble

Legal Description CARMANS ADD LOT 30 EX S 89'

Directions From US6, turn S onto Main. Turn right (W) onto Mitchell. Turn left (S) onto Conlogue. Home is on the left.

Remarks This adorable ranch, just a short stroll from Sunset Park, is truly move in ready. Home has recently been freshened up with new interior finishes. The highly functional layout makes sense for nearly any family. Seller is offering a home warranty for extra peace of mind. Home is eligible for USDA financing so this property could be yours for as little as 0% down. The open concept layout features large living and dining spaces, ideal for entertaining guests. Beautiful and durable laminate wood floors cover the shared living spaces and the den/3rd bedroom, setting the stage for décor of any style. Brand new carpets recently installed in two of the bedrooms. Full bathroom features a soaking tub with jets, the perfect spot for relaxing at the end of the day. House features an abundance of storage throughout. The backyard is fully fenced and perfect for outdoor entertaining. Low-maintenance landscaping surrounding the home allows for great curb appeal without the hassle. New roof installed in 2013. Location is just minutes from the many amenities Kendallville has to offer, including dining, recreation, shopping, and the Elks Golf Course. Access to State Road 3 is just a short drive away, making for easy travel in and out of the city. Request your showing today. This listing will go fast.

Sec	Lot	30	Zoning	R1 - Single Family	Lot Ac/SF/Dim	0.0838 / 3,650 73x50	Src N	Lot Des	Level			
Township	Wayne	Abv Gd Fin SqFt	1,540	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,540	Year Built	1950	
Age	65	New/Not Applicable	Date Complete	Ext	Aluminum	Fndtn	Crawl	# Rooms	7			
Room Dimensions												
	DIM	L										
LR	20 x 15	M	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace	No
DR	14 x 11	M	B-Main	1	1	Sewer	City	Dryer Hookup	Elec	Yes	Guest Qtrs	No
FR	x		B-Upper	0	0	Fuel /	Electric, Baseboard	Dryer Hook Up	Gas/Elec	No	Split FirPln	No
KT	14 x 8	M	B-Blw G	0	0	Heating		Disposal		Yes	Ceiling Fan	Yes
BK	x					Cooling	Wall AC	Water Soft-Owned		No	Skylight	No
DN	x		Laundry Rm	Main	8	x 11		Water Soft-Rented		No	ADA Features	No
MB	16 x 12	M	AMENITIES	Cable Ready, Ceiling Fan(s), Deck Open, Detector			Alarm Sys-Sec		No		Fence	Partial, Chain
2B	14 x 12	M		-Smoke, Disposal, Dryer Hook Up Electric, Foyer Entry, Garage			Alarm Sys-Rent		No		Golf Course	No
3B	12 x 11	M		Door Opener, Jet Tub, Home Warranty Included, Landscaped,			Jet/Grdn Tub		No		Nr Wlkg Trails	No
4B	x		Garage	1.0	/ Attached	/ 20 x 15 / 300.00	Pool		No		Garage Y/N	Yes
5B	x		Outbuilding	None		x	Pool Type				Garage Dr Opnr:	Yes
RR	x		Outbuilding			x	Off Street Pk		Yes			
LF	x		Assn Dues			Not Applicable	SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Washer, Dryer				
EX	x		Other Fees				-Electric, Oven-Electric, Range-Electric, Water Heater Electric, Window Treatment-Blinds					
WtrType	Restrictions											
Water Features	Water Access		Wtr Name									
		Wtr Frtg	Channel Frtg									

Virtual Tours: [Unbranded Virtual Tour](#)

Auction No **Auction Reserve Price \$** **Auction Date** **Auction Time**

Auctioneer Name **Auctioneer License #**

Financing: Proposed Cash, Conventional, FHA, USDA, VA **Exemptions** Homestead, Mortgage **Year Taxes Payable** 2014

Annual Taxes \$294.24 **Is Owner/Seller a Real Estate Licensee** No **Possession** DOC

List Office [Reecer Properties Inc. - Offc.: 260-434-5750](#)

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 1 Yes

Ttl Concessions Paid **Sold/Concession Remarks**

The above featured property may not be listed by the office/agent presenting this brochure.
Information is deemed reliable but not guaranteed.

MLS content is Copyright © 2015 Indiana Regional Multiple Listing Service LLC.