

Schrader Real Estate & Auction Co., Inc.
P.O. Box 508, 950 North Liberty Drive, Columbia City, IN 46725
260-244-7606 or 1-800-451-2709
HOME INFORMATION

Address/Directions 1600 East Poplar Road, Columbia City. From the intersection of US 30 and SR 9 on the north side of Columbia City, travel north on SR 9 6½ miles to Poplar Road (just past CR 600 N). Turn east (right) on Poplar Road and travel 1/8 mile to property at the top of the hill.

Price: _____
Terms: Cash ☒ Contract _____

Mortgage Balance _____
Reason for Selling _____

Age 1947 **Condition** Excellent

Lot Size _____ **Lot #** _____

Type Property Lake Home

Construction Wood Frame

Assessed Value: _____

Land _____ **Buildings** _____

Tax Rate _____ **Adjustment** _____

Annual Taxes \$3,104.58 (without mortgage exemption)

Type of Heat Gas Forced Air

Age 2004 **Avg. Elec. Cost** \$120/mo. avg.(REMC)

High School Columbia City High School

Middle School Indian Springs Middle School

Grade School Northern Heights Elementary **Bus** _____

Size Well 4" **Septic** Sewer \$30/mo.

Tub _____ **Shower** _____

Fireplace in Basement Family Room

Insulation Yes **Wall** _____ **Attic** _____

Storm Door Yes

Storm Window Kitchen

Siding Vinyl (2001)

Windows Upstairs bedrooms new in 2000

Roof Shingle (2000)

Walls Drywall **Floors** Carpet, Laminate

Type Cabinets Miller (reconditonal)

Range Yes **Oven** Yes **Refrig** Yes

Dishwasher Yes **Disposal** Yes

Water Softener Culligan with Reverse Osmosis

Rooms: **1st** **Basement**

Living Room 17'x24'

Dining Room _____

Kitchen 16'x18'

Bath _____

Family Room 17'x39'

Master Bedroom 15'x17'

Bedroom 2 14'x17'

Bedroom 3 11'x14'

Bedroom 4 11'x12'

Office 8'x13', 9'x11'

Utility 14'x18'

Basement Size _____

Square Foot Living Area 3,100 sq. ft.

Slab No **Crawl** No

Garage 3-Car **Att.** Yes **Det.** _____

Air Conditioning Yes (2004) w/ air purifier

LP Tank Nipsco **Rental** \$152/mo. avg. **Owned** _____

Carpeting Throughout

Draperies Stay

Porch 10'x30' front **Patio** _____

Deck 8'x64' back

Plumbing Original

Wiring Copper - 200 AMP service

Water Heater Gas **Size** _____

Possession 30 days after closing

Remarks 150' of frontage on Shriner Lake. A very

private setting with unique view down the length of the

lake. Finished walkout basement. Large eat-in kitchen.

Potential home-based business in office suite including

separate entrance. Kitchenette in basement. Thorncreek

Township. Shriner Lake is a ski lake.

\$20/year voluntary homeowner's association (reduction

in garbage bill with membership).

Auction Company:
Schrader Real Estate, Inc.
Phone: 800-451-2709

Auction Manager:
Kevin Jordan
Phone: 260-244-7606

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.