



Immaculate

1,872 SQ. FT RANCH HOME

SPACIOUS LOT WITH STOCKED POND • 3 BEDROOMS, 2.5 BATHS, FAMILY ROOM, KITCHEN AND DINING ROOM • OVERSIZED GARAGE & OUTBUILDING

1102 E 400 St., Columbia City, TN



Immaculate 1,872 sq. ft. ranch home on 3.5+/- acres. Spacious lot with stocked pond. Home offers 3 bedrooms (master bedroom includes walk-in closet and full bath), 2 ½ baths total, family room and kitchen with dining room. Also includes oversized garage and 16'x24' outbuilding. Property does have natural gas, central air and a steel roof for longevity. Ready to move in and enjoy the view of the pond. Recent updates include Generac whole house generator system, 2014 Culligan water softener with Osmosis, recent kitchen appliances and garage is also heated. Excellent location to schools. Don't miss your chance for energy efficient home with space to enjoy large yard and pond.



Address: 1102 E 400 S, Columbia City, IN 46725
Directions: West of Fort Wayne, IN to State Road 9, turn right (north) about 2 miles to 400 S, turn (right) to second home on right.
Price: \$239,900
Reason for Selling: Moving
Age: 24 years
Condition: Immaculate
Lot Size: 3.5+/- Acres
Construction: Stick Built
Annual Taxes: \$673.31
Type of Heat: Gas
Air Conditioning: Yes
High School: Columbia City

Middle School: Indian Springs
Grade School: Little Turtle
Bus: Yes
Septic: Yes
Tub: Yes
Shower: Yes
Fireplace: Gas
Insulation: Yes (Wall: Yes & Attic: Yes)
Storm Door: Yes
Storm Window: Yes
Roof: Steel
Floors: Some Wood
Range: B
Oven: Yes

Refrigerator: No
Dishwasher: Yes
Disposal: Yes
Water Softener: Yes
Square Feet: 1872
Slab: Yes
LP Tank: No
Draperies: All stay except master bedroom.
Patio: Yes
Deck: Yes
Plumbing: Good
Wiring: Good
Water Heater: Gas
Possession: 30 days after closing.

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

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800.451.2709
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Listing Agent: RITTER COX
260-609-3306 • ritter@schraderauction.com



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Living Room: 16'x22'
Dining Room: 11'x11'
Kitchen: 14'x9'
Family Room: 14'x18'
Bedroom: 19'x14'
Bedroom: 13'x11'
Bedroom: 14'x11'
Garage: 28'x32'
Shed: 24'x16'



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