

Residential Agent Full Detail Report

Listings as of 05/09/2022

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Property Type RESIDENTIAL **Status** Active **CDOM** 20 **DOM** 20 **Auction** Yes

MLS # 202213712 3370 Weathered Rock Circle Cl... Kokomo IN 46902 **Status** Active **LP** \$189,900



Area Howard County **Parcel ID** 34-09-10-129-014.000-002 **Type** Condo/Villa
Sub Cobblestone Village **Cross Street** **Bedrms** 2 **F Baths** 2 **H Baths** 0
Location City/Town/Suburb **Style** Attached **REO** No **Short Sale** No
School District KO... **Elem** Boulevard **JrH** Maple Crest **SrH** Kokomo
Legal Description Cobblestone Village S/D Lot 13B, .14 acre
Directions West of Dixon on Boulevard to Cobblestone Drive, turn left onto Weathered Rock and continue around curve. Property is on the left side of Weathered Rock Circle.
Inside City Limits Y **City Zoning** UNK **County Zoning** **Zoning Description** Multi Family Reside...

Remarks THE LISTING PRICE ABOVE IS A GUESS AS TO WHAT THE CONDO WILL SELL FOR. IT IS NOT A MINIMUM!!! REAL ESTATE AUCTION MON. MAY 16, 5:00 P.M. OPEN HOUSES 4/25, 5/2, 5/9 all 5-6 Pm. This 2 bedroom, 2 bath condo was remodeled in 2016, including new carpet, paint, laminate floors, granite kitchen counter tops and elevated breakfast bar, water softener and water heater. New roof in September 2021. New dishwasher March 2022. Large bedrooms with walk-in closets and shelves, vaulted ceilings, gas log fireplace, ceiling fans, both den and dining room have doors to rear patio. Entrance to attached two car garage is via laundry room (with large closet). garage also has a large closet. Condo fees \$58 /month. CARTWRIGHT ELLIS, THE OWNER, IS A LICENSED AUCTIONEER, REAL ESTATE BROKER, AND APPRAISER IN THE STATE OF INDIANA. TERMS AND CONDITIONS: ALL OFFERS MUST GO THRU THE AUCTION PROCESS. \$ 25,000 EARNEST MONEY DEPOSIT DAY OF AUCTION WITH BALANCE DUE AT CLOSING, ON OR BEFORE 4:00 p.m. JUNE 6, 2022. POSSESSION AT CLOSING. TAXES, ASSESSMENTS, AND CONDO FEES (\$58/MONTH) TO BE PRO-RATED. SELLER WILL PROVIDE OWNERS POLICY OF TITLE INSURANCE AND DEED. CLOSING FEE TO BE SPLIT 50/50. SOLD SUBJECT TO CONFIRMATION OF OWNER.

Agent Remarks REALTORS WISHING TO PARTICIPATE IN THIS AUCTION WILL BE PAID A 2% FEE IF THEIR CLIENT(S) IS/ARE THE SUCCESSFUL BIDDER. REALTORS MUST REGISTER THEIR CLIENTS BY LETTER OR EMAIL (crumeellis@sbcglobal.net) PRIOR TO CLIENT VIEWING THE PROPERTY, ATTENDING ANY OPEN HOUSES, OR RECEIVING ANY INFORMATION, EITHER WRITTEN OR VERBAL FROM CRUME/ELLIS AUCTIONEERS. IF AUCTIONEERS SHOW THE PROPERTY TO THE CLIENT PRIOR TO

Sec	Lot	Lot Ac/SF/Dim	0.1400 / 6,098 / 53' front x 111	Src N	Lot Des Irregular
Township Center		Abv Gd Fin SqFt 1,575 Below Gd Fin SqFt 0		Ttl Below Gd SqFt 0	Ttl Fin SqFt 1,575 Year Built 2001
Age 21	New No	Date Complete		Ext Brick, Vinyl	Fndtn Slab # Rooms 6
Room Dimensions		Baths	Full	Half	Water PUBL
DIM	L	B-Main	2	0	Sewer Public
LR 24 x 14	M	B-Upper	0	0	Fuel Gas, Conventional, Forced Air
DR 11 x 9	M	B-Blw G	0	0	Heating
FR x					Cooling Central Air
KT 12 x 10	M	Laundry Rm	Main	9 x 6	Disposal Yes
BK x		AMENITIES 1st Bdrm En Suite, Breakfast Bar, Cable Available, Ceiling-Cathedral, Ceiling Fan(s), Ceilings-Vaulted, Closet(s)			Water Soft-Owned No
DN 11 x 12	M	Walk-in, Countertops-Stone, Detector-Smoke, Disposal, Dryer			Water Soft-Rented No
MB 14 x 12	M				Alarm Sys-Sec No
2B 12 x 11	M	Garage	2.0 / Attached	/ 22 x 20 / 440.00	Alarm Sys-Rent No
3B x		Outbuilding	None	x	Garden Tub No
4B x		Outbuilding		x	Jet Tub No
5B x		Assn Dues	\$58.00	Monthly	Pool No
RR x		Other Fees			Pool Type
LF x		Restrictions			SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Cooktop-Electric, Dryer-Electric, Kitchen Exhaust Hood, Laundry-Stacked W/D, Oven-Electric, Range-Electric, Water Heater Gas
EX x		Water Access	Wtr Name		FIREPLACE Living/Great Rm, Gas Log
WtrType		Wtr Frtg	Channel Frtg		
Water Features		Lake Type			
Auction Yes	Auctioneer Name	Cartwright Ellis, Auction License # AU 01023259		Auctioneer License #	AU 01023259
Owner Name					
Financing: Existing	Clear	Proposed	Cash, Conventional, FHA		Excluded Party None
Annual Taxes	\$1,553.00	Exemptions			Year Taxes Payable 2022
Is Owner/Seller a Real Estate Licensee	Yes			Possession	day of closing
List Office	Crume-Ellis - Main: 765-457-8238			List Agent	Cartwright C Ellis
Agent E-mail	crumeellis@sbcglobal.net			List Agent - User Code	RA394001082
Co-List Office		Co-List Agent			
Showing Instr		Start Showing Date			
List Date	4/19/2022	Exp Date	7/19/2022	Publish to Internet	Yes
IDX Include	Y	Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	2%
Virtual Tours: Unbranded Virtual Tour		Lockbox Type	EISE	Lockbox Location	front door
Pending Date		Closing Date		Selling Price	
Ttl Concessions Paid		Sold/Concession Remarks		How Sold	
Sell Off		Sell Agent		Co-Sell Off	
				Co-Sell Agent	

Presented by:

Cartwright C Ellis / Crume-Ellis - Main: 765-457-8238

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