



9034 S. 700 W.
WARREN, IN 46792

\$139,900

This home has the best of both worlds. Its country setting offers you plenty of space, while its convenient location puts you just minutes from Huntington, Warren, and Marion. Sitting on about an acre, this well-maintained tri-level home features 1800+ square feet of living space.

When entering the home you'll notice its recent updates. Trendy laminate flooring gives the home's hallway a clean and fresh look. The living room has plenty of space to relax and entertain and features one of the home's two bay windows. The laminate floors continue into the kitchen where the household cook will love the cherry cabinets that offer plenty of kitchen storage. The kitchen has been remodeled to include an immense portable island and has that open feel with the adjacent dining area. The home's dining area features the other gorgeous bay window with views into the vast backyard.

The hallway to the family room has also recently been updated with vinyl tile flooring. The family room itself is a perfect place for the big screen TV and features more relaxing space and fresh carpeting. On the bottom level of this home you'll find an oversized laundry room with plenty of storage cabinets and a downstairs full bathroom.

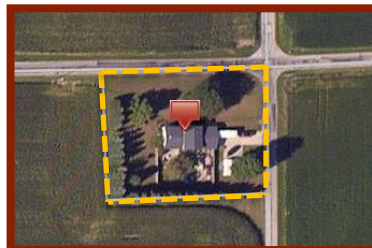
Upstairs you'll find the home's three bedrooms, one full bath, and one half bath. All the bedrooms have plenty of closet space. The 600+ square foot attached two-car garage has room to spare even after your vehicles are inside. If you need more room, the property also features a 200 square foot utility shed. Another asset the home possesses is an ample backyard and a pleasant patio area for entertaining. The backyard is guarded by mature pine trees that are perfect for both blocking the winter wind, and providing cool summertime shade.

KYLE GANTON

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Property Type RESIDENTIAL	Status Active	Auction No
MLS # 201550196	9034 S 700 W	Warren IN 46792
Area Huntington County	Parcel ID 35-10-23-100-036.000-020	Status Active
Sub None	Cross Street W County Road 900 S	LP \$139,900
Location Rural	Style Tri-Level	Bedrms 3 F Baths 2 H Baths 1
School District HCS Elem	Salamonie JrH Riverview	SrH Huntington North
Legal Description 012-00360-00 PT E NE SEC 23 .996A		
Directions W County Rd 1000 S to S 700 W.		



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Sec 23	Lot	Zoning R1 One Family Residence	Lot Ac/SF/Dim 0.9960 / 43,386 175x223x181x227	Src N	Lot Des	Level
Township Wayne	Abv Gd Fin SqFt 1,884	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 1,884	Year Built 1975	
Age 40	New/Not Applicable	Date Complete	Ext Brick	Fndtn Slab	# Rooms 9	
Room Dimensions						
	DIM	L				
LR	18 x 13	M	Baths Full Half	Water WELL	Dryer Hookup Gas No	Fireplace No
DR	13 x 12	M	B-Main 1 0	Sewer Septic	Dryer Hookup Elec No	Guest Qtrs No
FR	20 x 13	M	B-Upper 1 1	Fuel / Electric, Heat Pump	Dryer Hook Up Gas/Elec No	Split FirPln No
KT	13 x 12	M	B-Blw G 0 0	Heating	Disposal Yes	Ceiling Fan Yes
BK	0 x 0	N		Cooling Central Air	Water Soft-Owned Yes	Skylight No
DN	0 x 0	N	Laundry Rm Main 10 x 9		Water Soft-Rented No	ADA Features No
MB	14 x 11	U	AMENITIES Breakfast Bar, Ceiling Fan(s), Disposal, Garage		Alarm Sys-Sec No	Fence
2B	13 x 10	U	Door Opener, Kitchen Island, Patio Open		Alarm Sys-Rent No	Golf Course No
3B	10 x 12	U			Jet/Grdn Tub No	Nr Wlkg Trails No
4B	0 x 0	N	Garage 2.0 / Attached / 25 x 25 / 625.00		Pool No	Garage Y/N Yes
5B	0 x 0	N	Outbuilding Shed 16 x 12		Pool Type	Garage Dr Opnr: Yes
RR	0 x 0	N	Outbuilding x		Off Street Pk Yes	
LF	0 x 0	N	Assn Dues Not Applicable		SALE INCLUDES Dishwasher, Refrigerator, Air Purifier/Air Filter, Cooktop-Electric, Oven-Electric, Water Heater Electric, Water Softener -Owned	
EX	0 x 0	N	Other Fees		FIREPLACE None	
WtrType	Restrictions					
Water Features	Water Access	Wtr Name				
	Wtr Frtg	Channel Frtg				

Virtual Tours:

Auction No	Auction Reserve Price \$	Auction Date	Auction Time
Auctioneer Name		Auctioneer License #	
Financing: Proposed		Exemptions	Year Taxes Payable 2014
Annual Taxes \$626.00	Is Owner/Seller a Real Estate Licensee No	Possession Negotiable	
List Office Reecer Properties Inc. - Offc.: 260-434-5750			

Pending Date	Closing Date	Selling Price	How Sold	CDOM 0	Yes
Ttl Concessions Paid	Sold/Concession Remarks				
Presented by: Kyle Ganton - Cell: 517-617-0393	/ Reecer Properties Inc. - Offc.: 260-434-5750				

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