

**ALL FIELDS DETAIL**


<b>Mls #</b>	26099	<b># Of Bedrooms</b>	4
<b>Status</b>	Active	<b>Full Baths</b>	2
<b>Type</b>	SINGLE FAMILY	<b>Half Baths</b>	1
<b>Address</b>	6436 N 300 E	<b>Garage</b>	Attached
<b>Address 2</b>	(-OSWEGO LAKEFRONT-)	<b>Construction</b>	Conventional With Land
<b>City</b>	LEESBURG		
<b>State</b>	IN		
<b>Zip</b>	46538		
<b>Area</b>	55 - N.E. Kosc. Water		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$589,000		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>Agent</b>	Patrick J Pfefferkorn - Main: (574) 269-3801	<b>Listing Office 1</b>	ReMax Rainbow Realtors, Inc. - Main: (574) 269-6911
<b>Comm. Disc.</b>	N	<b>Buyer Broker Commission</b>	2
<b>Zoning</b>	Residential	<b>Lead Paint Disclosure</b>	Y
<b>Buyer(s) Excluded</b>	N	<b>Seller Disclosure</b>	Y
<b>Terms</b>	New Mtg./Cash	<b>Listing Type</b>	Exclusive Right
<b>Style</b>	1 Story	<b>Basement/Foundation</b>	Slab
<b>Owners Last Name</b>	BERENDT	<b>Agent Owned</b>	No
<b>Agent Related</b>	No	<b>Occupancy</b>	Owner
<b>Lake</b>	Oswego	<b>Lake Type</b>	Lake Front
<b>Barbee Lake Chain</b>	No	<b>Ski Lakes</b>	Yes
<b>Listing Date</b>	3/30/2010	<b>Possession</b>	DOC
<b>County</b>	Kosciusko	<b>Township</b>	Plain
<b>Legal Descriptions</b>	LOTS 36, 37, 38 BELL ROHR PARK 5TH ADD.	<b>Approx Year Built</b>	1957
<b>Year Remodeled</b>	2005	<b>Approx # Of Acres</b>	0.55
<b>Approx Lot Dimensions</b>	155 X 154	<b>Elementary School</b>	Leesburg
<b>Associated Document Count</b>	1	<b>Middle School</b>	Lakeview
<b>High School</b>	Warsaw	<b>Subdivision</b>	None
<b>Approx Abv Ground SqFt</b>	2890	<b>Apx.Total Finished Sq.Ft</b>	2890
<b>Living Rm -Apx Size</b>	14 X 21	<b>Dining Rm -Apx Size</b>	13 X 15
<b>Kitchen -Apx Size</b>	13 X 13	<b>Family Rm -Apx Size</b>	14 X 17
<b>Bedroom 1 -Apx Size</b>	18 X 20	<b>Bedroom 1 -Comments</b>	FIREPLACE
<b>Bedroom 2 -Apx Size</b>	11 X 11	<b>Bedroom 3 -Apx Size</b>	11 X 11
<b>Bedroom 4 -Apx Size</b>	9 X 13	<b>Other 1 -Apx Size</b>	10 X 11
<b>Other 1 -Comments</b>	WALK-IN	<b>Bathroom 1 -Apx Size</b>	14 X 15
<b>Bathroom 1 -Comments</b>	UNFINISHED	<b>Bathroom 2 -Apx Size</b>	8 X 10
<b>Bathroom 3 -Apx Size</b>	5 X 6	<b>Laundry -Apx Size</b>	5 X 9
<b>Outbuilding</b>	25 X 28	<b>Garage Style</b>	2 Car Attached
<b>Auto Door</b>	Y	<b>Garage Dimensions</b>	25 X 27
<b>Showing Instructions</b>	Call	<b>Entry Type</b>	SUPRA BOX
<b>Box #</b>	5263247	<b>Directions</b>	ARMSTRONG ROAD TO 300 E., N. TO PROPERTY. (OSWEGO LAKEFRONT)
<b>Cumulative DOM</b>	22	<b>Cumulative DOMLS</b>	23
<b>Original Price</b>	\$589,000	<b>Agent Hit Count</b>	55
<b>Client Hit Count</b>	69	<b>Days On Market</b>	22
<b>Price/TotFinSQFT</b>	\$203.81	<b>Days On MLS</b>	23

**FEATURES**

<b>Lot Description</b>	<b>Porch/Patio</b>	<b>Appliances</b>	<b>Water Heater</b>
Water Frontage	Porch Covered	Refrigerator	Electric
View	Open Patio	Gas Range/Oven	<b>Amps</b>
Level	Open Deck	Microwave	200 Amps Circuit Breakers
<b>Basement/Foundation</b>	<b>Landscaping</b>	Range Hood	<b>Water Supply</b>
Slab	Sprinkler System	Washer	Well Private
<b>Roof</b>	Trees	Dryer	<b>Sewer</b>
Shingle	Seawall	Water Softener Own	Septic
<b>Exterior Siding</b>	Irrigation Pump	<b>Windows</b>	<b>Documents On File</b>
Brick	<b>Interior Features</b>	Single Pane	Lead Based Paint
Wood	Ceramic Tile	Double Pane	Prop Disclosure
<b>Exterior Features</b>	Carpet	<b>Window Treatment</b>	<b>Lake Info</b>

**FEATURES**

Concrete Driveway  
 Outbuildings  
 Paved Street  
 Gutters

**Fireplace**  
 Two Or More

All  
**Heating**  
 Gas Forced Air  
 Natural Gas  
**Cooling**  
 Central Air

Ski Lake

**FINANCIAL**

<b>Update Date</b>	4/2/2010	<b>Possible Short Sale (Y/N)</b>	No
<b>Foreclosure/REO (Y/N)</b>	No	<b>Apx Annual Tax</b>	6300
<b>Tax Id #</b>	2972500034	<b>Parcel #</b>	029-044-017
<b>State ID #</b>	43-07-11-200-028.000-016	<b>Exemptions</b>	None
<b>Assessments</b>	None	<b>Gas Co</b>	NIPSCO
<b>Prop. Owner Assoc. Fees</b>	Voluntary	<b>Electric Company</b>	REMC

**ADDENDUM**

155 FT. OF LAKE FRONTAGE, WONDERFUL VIEWS, TOTAL OF 3 LOTS (LOT 38 IS BUILDABLE W/ PERMIT FILED), LARGE YARD W/ROOM TO ROAM, SPACIOUS ROOMS THROUGHOUT, WALL OF WINDOWS, MANY RECENT IMPROVEMENTS, OPEN LIVING AREA W/FIREPLACE, OPEN KITCHEN/DINING W/ CUSTOM STAINLESS STEEL KITCHEN AND SEPARATE BAR AREA, LARGE MASTER SUITE, LARGE GARAGE AND SEPARATE DETACHED GARAGE- PLENTY OF STORAGE, AMPLE PARKING, ALL SPORTS LAKE.

**REMARKS**

155 FT. OF LAKE FRONTAGE, WONDERFUL VIEWS, TOTAL OF 3 LOTS (LOT 38 IS BUILDABLE W/ PERMIT FILED), LARGE YARD W/ROOM TO ROAM, SPACIOUS ROOMS THROUGHOUT, WALL OF WINDOWS, MANY RECENT IMPROVEMENTS, OPEN LIVING AREA W/FIREPLACE, OPEN KITCHEN/DINING W/ CUSTOM STAINLESS STEEL KITCHEN AND SEPARATE BAR AREA, LARGE MASTER SUITE, LARGE GARAGE AND SEPARATE DETACHED GARAGE- PLENTY OF STORAGE, AMPLE PARKING, ALL SPORTS LAKE.

**ADDITIONAL PICTURES****DISCLAIMER**

This information is deemed reliable, but not guaranteed.