

ALL FIELDS DETAIL


Mls #	21864	# Of Bedrooms	5
Status	UC/Pending Inspections	Full Baths	3
Type	SINGLE FAMILY	Half Baths	0
Address	3616 E Forest Glen Avenue	Garage	Detached
Address 2	(LAKE TIPPECANOE)	Construction	Conventional With Land
City	LEESBURG		
State	IN		
Zip	46538		
Area	55 - N.E. Kosci. Water		
Class	RESIDENTIAL		
Asking Price	\$549,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Agent	Patrick J Pfefferkorn - (574) 269-3801	Listing Office 1	ReMax Rainbow Realtors, Inc. - Main (574) 269-6911
Comm. Disc.	N	Buyer Broker Commission	1.6
Zoning	Residential	Lead Paint Disclosure	Y
Buyer(s) Excluded	N	Seller Disclosure	Y
Terms	New Mtg./Cash	Listing Type	Exclusive Right
Style	2 Stories	Basement/Foundation	Slab
Owners Last Name	BOBICK	Agent Owned	No
Agent Related	No	Occupancy	Owner
Lake	Tippecanoe Big	Lake Type	Lake Front
Barbee Lake Chain	No	Ski Lakes	Yes
Listing Date	6/12/2008	Possession	At Closing
County	Kosciusko	Township	Plain
Legal Descriptions	LOT 5 PLEASANT VIEW HAPNERS ADD	Approx Year Built	1925
Year Remodeled	YES	Approx # Of Acres	0.25
Approx Lot Dimensions	45X225X81X240 (1 LOT)	Elementary School	Leesburg
Associated Document Count	1	Middle School	Lakeview
High School	Warsaw	Subdivision	None
Approx Abv Ground SqFt	2532	Apx.Total Finished Sq.Ft	2532
Living Rm -Apx Size	16 X 55	Dining Rm -Apx Size	12 X 13
Kitchen -Apx Size	13 X 20	Bedroom 1 -Apx Size	15 X 20
Bedroom 1 -Level	UL	Bedroom 2 -Apx Size	10.6 X 12.6
Bedroom 2 -Level	UL	Bedroom 3 -Apx Size	8 X 11
Bedroom 3 -Level	UL	Bedroom 4 -Apx Size	11 X 24
Bedroom 4 -Level	UL	Bedroom 5 -Apx Size	13 X 16
Other 1 -Apx Size	25 X 39	Other 1 -Level	UL
Other 1 -Comments	Guest House	Bathroom 1 -Apx Size	5 X 11
Bathroom 1 -Level	UL	Bathroom 2 -Apx Size	5.6 X 6.8
Bathroom 3 -Apx Size	11 X 11	Bathroom 3 -Level	UL
Utility -Apx Size	5 X 12	Outbuilding	N
Garage Style	3+ Car Attached	Auto Door	Y
Garage Dimensions	22 X 39	Showing Instructions	CALL AGENT
Entry Type	SUPRA BOX	Box #	TBD
Directions	ARMSTRONG ROAD TO T25 LN, TO FOREST GLEN AVE.	Original Price	\$549,000
Days On Market	13	Price/TotFinSQFT	\$216.82
Days On MLS	12		

FEATURES

Lot Description	Landscaping	Appliances	Cooling
Water Frontage	Trees	Dishwasher	Central Air
View	Seawall	Garbage Disposal	Water Heater
Level	Interior Features	Refrigerator	Electric
Basement/Foundation	Carpet	Elec Range/Oven	Amps
Slab	Window Coverings	Microwave	200 Amps Circuit Breakers
Roof	Ceiling Fan(S)	Washer	Water Supply
Shingle	Vaulted Ceiling	Dryer	Well Private
Exterior Siding	Smoke Detector	Water Softener Own	Sewer
Wood	Washer/Dryer Hookup	Windows	Septic
Exterior Features	Fireplace	Double Pane	Documents On File
Paved Street	One	Wood	Lead Based Paint

FEATURES

Gutters	Gas Log	Skylights	Prop Disclosure
Porch/Patio		Insulated	Lake Info
Porch Covered		Window Treatment	Ski Lake
Open Balcony		All	Pier
		Heating	
		Gas Forced Air	

FINANCIAL

Apx Annual Tax	3000	Tax Id #	2970600830
Parcel #	43-07-12-200-205-000-016	Exemptions	N
Incorporated Area	N	Assessments	None
Gas Co	NIPSCO	Prop. Owner Assoc. Fees	Voluntary
Electric Company	NIPSCO		

ADDENDUM

SPACIOUS 5 BEDROOM, 3 BATH LAKEFRONT HOME, GREAT VIEWS, GREAT SWIMMING, ADDITIONAL 2 BEDROOM, 1 BATH CARRIAGE HOUSE (VAULTED - OPEN LIVING), LOTS OF CHARM, MAIN HOUSE HAS OPEN LIVING AREA WITH A SPACIOUS CUSTOM KITCHEN - ROOM FOR ENTERTAINING, WELL MAINTAINED W/ MANY RECENT IMPROVEMENTS, LARGE MASTER SUITE W/ LAKESIDE BALCONY, INVITING LAKESIDE PORCH, NICE DEEP LOT - MATURE SETTING, PLENTY OF STORAGE - 4 CAR GARAGE, AMPLE PARKING, 45 FT OF LAKE FRONTAGE W/ NEWER SEAWALL.

REMARKS

SPACIOUS 5 BEDROOM, 3 BATH LAKEFRONT HOME, GREAT VIEWS, GREAT SWIMMING, ADDITIONAL 2 BEDROOM, 1 BATH CARRIAGE HOUSE (VAULTED - OPEN LIVING), LOTS OF CHARM, MAIN HOUSE HAS OPEN LIVING AREA WITH A SPACIOUS CUSTOM KITCHEN - ROOM FOR ENTERTAINING, WELL MAINTAINED W/ MANY RECENT IMPROVEMENTS, LARGE MASTER SUITE W/ LAKESIDE BALCONY, INVITING LAKESIDE PORCH, NICE DEEP LOT - MATURE SETTING, PLENTY OF STORAGE - 4 CAR GARAGE, AMPLE PARKING, 45 FT OF LAKE FRONTAGE W/ NEWER SEAWALL, YEAR AROUND USE OR WEEKEND RETREAT.

ADDITIONAL PICTURES**DISCLAIMER**

This information is deemed reliable, but not guaranteed.