

ALL FIELDS DETAIL



Mls #	9002152	# Of Bedrooms	3
Status	Active	Full Baths	2
Type	SINGLE FAMILY	Half Baths	2
Address	4359 N Sullivan Rd	Garage	Attached
Address 2	(-SECHRIST LAKE-)	Construction	Conventional With Land
City	LEESBURG		
State	IN		
Zip	46538		
Area	55 - N.E. Kosc. Water		
Class	RESIDENTIAL		
Asking Price	\$525,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Originating Database	KOSCIUSKO	Agent	Patrick J Pfefferkorn - Main: (574) 269-3801
Listing Office 1	ReMax Rainbow Realtors, Inc. - Main: (574) 269-6911	Comm. Disc.	N
Buyer Broker Commission	2	Zoning	Residential
Lead Paint Disclosure	E	Buyer(s) Excluded	N
Seller Disclosure	Y	Terms	New Mtg./Cash
Listing Type	Exclusive Right	Style	2 Stories
Basement/Foundation	Full Basement	Owners Last Name	BRANDON
Agent Owned	No	Agent Related	No
Occupancy	Owner	Lake	Sechrist
Lake Type	Lake Front	Barbee Lake Chain	Yes
Listing Date	10/23/2012	Possession	At Closing
County	Kosciusko	Township	Tippecanoe
Legal Descriptions	005-084-061 LOT 7 VANATOR BLUFF PARK & PT VAC DRIV	Approx Year Built	1990
Year Remodeled	Yes	Approx # Of Acres	0.14
Approx Lot Dimensions	45 X 136	Elementary School	North Webster
Associated Document Count	1	Middle School	Wawasee
High School	Wawasee	Subdivision	None
Approx Abv Ground SqFt	1728	Apx Below Gr SqFt Finishd	614
Apx.Total Finished Sq.Ft	2342	LL Unfinished	118
Living Rm -Apx Size	16 X 19	Dining Rm -Apx Size	10 X 16
Kitchen -Apx Size	11 X 19	Family Rm -Apx Size	17 X 25
Family Room-Level	LL	Bedroom 1 -Apx Size	14 X 19
Bedroom1-Level	UL	Bedroom 2 -Apx Size	11 X 16
Bedroom2-Level	UL	Bedroom 3 -Apx Size	10 X 15
Bedroom3-Level	UL	Other1-Level	LL
Other 1 -Apx Size	10 X 10	Other 1 -Comments	Bar
Bathroom 1 -Apx Size	Full	Bathroom1-Level	UL
Bathroom 2 -Apx Size	Full	Bathroom2-Level	UL
Bathroom 3 -Apx Size	Half	Bathroom 4 -Apx Size	Half
Bathroom4-Level	LL	Utility-Level	LL
Outbuilding	N	Garage Style	2 Car Attached
Auto Door	Y	Garage Dimensions	21 X 24
Showing Instructions	CALL OFFICE	Entry Type	None
Box #	CALLOFFICE	Directions	Sullivan Road
Cumulative DOM	40	Cumulative DOMLS	40
Original Price	\$525,000	Agent Hit Count	51
Client Hit Count	28	Update Date	12/2/2012
Days On Market	40	Price/TotFinSQFT	\$224.17
Days On MLS	40		

FEATURES

Lot Description	Exterior Features	Fireplace	Cooling
Water Frontage	Concrete Driveway	One	Central Air
View	Paved Street	Fireplace Insert	Water Heater
Bluff Site	Gutters	Gas Log	Gas
Basement/Foundation	Pier	Appliances	Amps

FEATURES

Full Basement	Porch/Patio	Dishwasher	200 Amps Circuit Breakers
Walk Out	Open Deck	Garbage Disposal	Water Supply
Finished	Covered Deck	Refrigerator	Well 4 inch
Poured Concrete	Open Balcony	Gas Range/Oven	Sewer
Roof	Landscaping	Microwave	Septic
Shingle	Trees	Range Hood	Documents On File
Exterior Siding	Outdoor Lighting	Water Softener Own	Prop Disclosure
Vinyl	Interior Features	Water Softener-Hook up	Warranty Program
Stone Veneer	Carpet	Windows	Not Offered
	Window Coverings	Double Pane	Lake Info
	Wet Bar	Skylights	Ski Lake
	Ceiling Fan(S)	Insulated	10 mph Speed Limit
	Smoke Detector	Window Treatment	Swimming Beach
	Walk In Closet	All	Pier
	Washer/Dryer Hookup	Heating	Prop Tax Ded-Credits
	Laminate Wood Floor	Gas Forced Air	None Known
		Natural Gas	

FINANCIAL

Possible Short Sale (Y/N)	No	Foreclosure/REO (Y/N)	No
Rent	N/A	Apx Annual Tax	2108.52
Tax Id #	0570205310	Parcel #	005-084-061
State ID #	43-08-21-200-287.000-023	Exemptions	None
Assessments	None	Gas Co	NIPSCO
Prop. Owner Assoc. Fees	Voluntary	Electric Company	NIPSCO

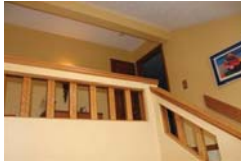
ADDENDUM

• Commanding views - Sechrist Lake • Exceptional property, bluff setting, shade trees • Approx. 2400 sq.ft., 3 bedroom, 2 full-2 half bath • Many recent improvements • Multi-level decks, wonderful for entertaining • Spacious living room and family room w/bar area • 2 car attach. garage, concrete drive, ample parking • All major appliances incl., furnishings, and more • Maintenance-free decking, year around or seasonal living • Sandy frontage, great swimming • Access to 7 inter-connected lakes

REMARKS

• Commanding views - Sechrist Lake • Exceptional property, bluff setting, shade trees • Approx. 2400 sq.ft., 3 bedroom, 2 full-2 half bath • Many recent improvements • Multi-level decks, wonderful for entertaining • Spacious living room and family room w/bar area • 2 car attach. garage, concrete drive, ample parking • All major appliances incl., furnishings, and more • Maintenance-free decking, year around or seasonal living • Sandy frontage, great swimming • Access to 7 inter-connected lakes

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.