

ALL FIELDS DETAIL



Mls #	23840	# Of Bedrooms	2
Status	Active	Full Baths	1
Type	SINGLE FAMILY	Half Baths	0
Address	35 EMS B611 Ln	Garage	None
Address 2	(BARBEE CHAIN OF LAKES)	Construction	Conventional With Land
City	WARSAW		
State	IN		
Zip	46582		
Area	55 - N.E. Kosc. Water		
Class	RESIDENTIAL		
Asking Price	\$118,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

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	2.4
Zoning	Residential	Lead Paint Disclosure	Y
Buyer(s) Excluded	N	Seller Disclosure	Y
Terms	New Mtg./Cash	Listing Type	Exclusive Right
Style	1 Story	Basement/Foundation	Crawl Space
Owners Last Name	BRANDON	Agent Owned	No
Agent Related	No	Occupancy	Vacant
Lake	Barbee Little	Lake Type	Channel
Barbee Lake Chain	Yes	Listing Date	3/11/2009
Possession	At Closing	County	Kosciusko
Township	Tippecanoe	Legal Descriptions	LOT 4 SHORE ACRES 6TH SD
Approx Year Built	1960	Approx # Of Acres	0.07
Approx Lot Dimensions	53 X 60	Elementary School	North Webster
Associated Document Count	1	Middle School	Wawasee
High School	Wawasee	Subdivision	None
Approx Abv Ground SqFt	600	Apx.Total Finished Sq.Ft	600
Living Rm -Apx Size	14 X 16	Kitchen -Apx Size	8 X 8
Bedroom 1 -Apx Size	9.6 X 10.6	Bedroom 2 -Apx Size	9.6 X 10
Bedroom 3 -Apx Size	-	Bathroom 1 -Apx Size	5 X 8
Utility -Apx Size	5 X 5	Outbuilding	Shed
Garage Style	None	Showing Instructions	CALL OFFICE
Entry Type	SUPRA BOX	Box #	52635290
Directions	B60 LN TO B611 LN TO PROPERTY.	Original Price	\$118,000
Agent Hit Count	40	Client Hit Count	109
Days On Market	11	Price/TotFinSQFT	\$196.67
Days On MLS	11		

FEATURES

Lot Description	Porch/Patio	Windows	Water Supply
Cleared Lot	Open Deck	Single Pane	Well 4 inch
Water Frontage	Landscaping	Storm Windows	Sewer
View	Outdoor Lighting	Window Treatment	Septic
Level	Seawall	All	Documents On File
Basement/Foundation	Interior Features	Heating	Lead Based Paint
Crawl Space	Vinyl Floors	Gas Forced Air	Prop Disclosure
Roof	Carpet	Natural Gas	Warranty Program
Shingle	Window Coverings	Cooling	Not Offered
Exterior Siding	Smoke Detector	Central Air	Lake Info
Vinyl	Fireplace	Water Heater	Ski Lake
Exterior Features	None	Gas	10 mph Speed Limit
Rock Driveway	Appliances	Amps	Pier
Shed	Refrigerator	100 Amps Circuit Breakers	
Paved Street	Elec Range/Oven		
Gutters	Microwave		

FINANCIAL

Apx Annual Tax	\$474.00	Tax Id #	0570302380
Parcel #	005-083-045	State ID #	43-08-21-300-609.000-023
Exemptions	N	Incorporated Area	N
Assessments	None	Gas Co	NIPSCO

FINANCIAL

Prop. Owner Assoc. Fees

Voluntary

Electric Company

NIPSCO

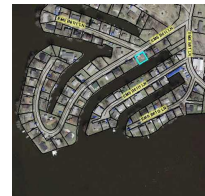
ADDENDUM

60 FT. OF CHANNELFRONT, FULL CONCRETE SEAWALL, WIDE CHANNEL LOCATION, SHORT DISTANCE TO MAIN PART OF LAKE, VERY CHARMING - FULLY FURNISHED WEEKEND RETREAT, MANY IMPROVEMENTS, NEWER FURNACE & CENTRAL A/C, WATER HEATER, 4 INCH WELL, VINYL SIDING, ROOF, ELECTRICAL, PLUMBING, PAINT, APPLIANCES, OPEN CHANNEL SIDE DECK, AMPLE PARKING, STORAGE SHED, GREAT SEASONAL ESCAPE, COULD BE USED YEAR AROUND, ACCESS TO 7 INTER-CONNECTED LAKES, BIG BARBEE IS AN ALL-SPORTS LAKE.

REMARKS

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ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.