

ALL FIELDS DETAIL


Mls #	24006	# Of Bedrooms	5
Status	Active	Full Baths	4
Type	SINGLE FAMILY	Half Baths	0
Address	67 EMS T36 Ln	Garage	Detached
Address 2	(LAKE TIPPECANOE)	Construction	Conventional With Land
City	LEESBURG		
State	IN		
Zip	46538		
Area	55 - N.E. Kosc. Water		
Class	RESIDENTIAL		
Asking Price	\$748,000		
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
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	Crawl Space
Owners Last Name	BUCHE	Agent Owned	No
Agent Related	No	Occupancy	Owner
Lake	Tippecanoe Big	Lake Type	Lake Front
Barbee Lake Chain	No	Ski Lakes	Yes
Listing Date	4/1/2009	Possession	DOC
County	Kosciusko	Township	Plain
Legal Descriptions	LOT 3 + 25 FRAZIERS LANDING	Approx Year Built	1972
Year Remodeled	2006	Approx # Of Acres	0.25
Approx Lot Dimensions	50 X 215	Elementary School	Leesburg
Associated Document Count	1	Middle School	Lakeview
High School	Warsaw	Subdivision	None
Approx Abv Ground SqFt	3452	Apx.Total Finished Sq.Ft	3452
Living Rm -Apx Size	15 X 23	Living Room -Level	1
Living Rm -Comments	FIREPLACE	Dining Rm -Apx Size	11 X 13
Dining Room -Level	1	Kitchen -Apx Size	10.6 X 12.6
Kitchen -Level	1	Family Rm -Apx Size	18.6 X 19.6
Family Room -Level	1	Bedroom 1 -Apx Size	15.6 X 23
Bedroom 1 -Level	2	Bedroom 1 -Comments	BALCONY
Bedroom 2 -Apx Size	12 X 23	Bedroom 2 -Level	2
Bedroom 3 -Apx Size	10.6 X 12	Bedroom 3 -Level	2
Bedroom 4 -Apx Size	9.6 X 12	Bedroom 4 -Level	1
Bedroom 5 -Apx Size	9 X 15	Bedroom 5 -Level	1
Other 1 -Apx Size	9 X 9.6	Other 1 -Level	1
Other 1 -Comments	WET BAR	Other 2 -Apx Size	12.6 X 20.6
Other 2 -Level	2	Other 2 -Comments	BOUNUS LIV.
Bathroom 1 -Apx Size	9.6 X 10.6	Bathroom 1 -Level	2
Bathroom 2 -Apx Size	8.6 X 9.6	Bathroom 2 -Level	2
Bathroom 3 -Apx Size	7 X 10	Bathroom 3 -Level	1
Bathroom 4 -Apx Size	5.6 X 10.6	Bathroom 4 - Level	2
Laundry -Apx Size	HU	Utility -Apx Size	10 X 10
Utility -Level	1	Outbuilding	5 X 9 LAKE SHED
Garage Style	3 Car Detached	Auto Door	Y
Garage Dimensions	24 X 34	Showing Instructions	CALL OFFICE
Entry Type	SUPRA BOX	Box #	52635276
Directions	WEST OF COUNTRY CLUB (FRAZIER'S LANDING - EMS T36 LN).	Cumulative DOM	8
Cumulative DOMLS	7	Original Price	\$748,000
Agent Hit Count	53	Client Hit Count	60
Update Date	4/9/2009	Days On Market	8
Price/TotFinSQFT	\$216.69	Days On MLS	7

FEATURES

Lot Description	Landscaping	Fireplace	Cooling
Water Frontage	Trees	One	Central Air

FEATURES

View Bluff Site Level	Seawall	Gas Starter	Wall Ac Unit
Basement/Foundation Crawl Space Slab	Interior Features New Floor Cover New Paint Vinyl Floors Ceramic Tile Carpet	Appliances Dishwasher Garbage Disposal Refrigerator Elec Range/Oven Microwave Washer Dryer	Amps 200 Amps Circuit Breakers
Roof Shingle	Window Coverings	Windows Insulated	Water Supply Well 4 inch
Exterior Siding Vinyl	Wet Bar	Window Treatment All	Sewer Septic
Exterior Features Shed Paved Street Gutters	Ceiling Fan(S) Smoke Detector Walk In Closet Cable TV Attic Fan Sump Pump	Heating Electric Ceiling Gas Forced Air Natural Gas	Documents On File Lead Based Paint Prop Disclosure
Porch/Patio Open Deck Open Balcony			Lake Info Ski Lake Swimming Beach Pier

FINANCIAL

Possible Short Sale (Y/N)	No	Foreclosure/REO (Y/N)	No
Apx Annual Tax	5,000	Tax Id #	2971601370
Parcel #	029-004-057	State ID #	43-07-01-200-114.000-016
Exemptions	N	Assessments	None
Gas Co	NIPSCO	Prop. Owner Assoc. Fees	Voluntary
Electric Company	REMC		

ADDENDUM

COMMANDING VIEWS OF LAKE TIPPECANOE, WONDERFUL PROPERTY FOR ENTERTAINING, IDEAL FLOOR PLAN FOR LAKE LIVING- WILL ACCOMMODATE FOR LARGE FAMILIES OR MULTIPLE GUESTS, OPEN KITCHEN, DINING, AND LIVING OFFER EXPANSIVE VIEWS, SPACIOUS FAMILY ROOM W/WET BAR, LARGE MASTER SUITE W/LAKE VIEWS FROM PRIVATE BALCONY, SPACIOUS YARD, MATURE SETTING, LARGE DECK W/SHADE TREES AND SEPARATE SHORELINE DECK FOR SUNBATHING, SANDY BOTTOM- GREAT SWIMMING, AMPLE PARKING, 3 CAR GARAGE, PUTTING DISTANCE TO COUNTRY CLUB.

REMARKS

COMMANDING VIEWS OF LAKE TIPPECANOE, WONDERFUL PROPERTY FOR ENTERTAINING, IDEAL FLOOR PLAN FOR LAKE LIVING - WILL ACCOMMODATE FOR LARGE FAMILIES OR MULTIPLE GUESTS, OPEN KITCHEN, DINING, AND LIVING ROOM OFFER EXPANSIVE VIEWS, SPACIOUS FAMILY ROOM W/WET BAR, LARGE MASTER SUITE W/LAKE VIEWS FROM PRIVATE BALCONY, SPACIOUS YARD, MATURE SETTING, LARGE DECK W/SHADE TREES AND SEPARATE SHORELINE DECK FOR SUNBATHING, SANDY BOTTOM - GREAT SWIMMING, AMPLE PARKING, 3 CAR GARAGE, PUTTING DISTANCE TO COUNTRY CLUB.

ADDITIONAL PICTURES**DISCLAIMER**

This information is deemed reliable, but not guaranteed.