

CLIENT DETAIL

Selected



Mls #	29041	# Of Bedrooms	3
Status	Active	Full Baths	2
Type	SINGLE FAMILY	Half Baths	0
Address	6526 N 300 E	Garage	None
Address 2	(-LAKE TIPPECANOE-)	Construction	Conventional With Land
City	LEESBURG	County	Kosciusko
State	IN	Approx Year Built	1957
Zip	46538	Lake	Oswego
Area	55 - N.E. Kosc. Water	Lake Type	Channel
Class	RESIDENTIAL	Approx # Of Acres	0.21
Asking Price	\$160,000	Garage Style	
Style	1 Story	Subdivision	None

GENERAL

Zoning	Residential	Kitchen -Comments	
Lead Paint Disclosure	Y	Family Rm -Apx Size	14.6 X 14.6
Terms	New Mtg./Cash	Family Room-Level	
Basement/Foundation	Slab	Family Rm -Comments	
Occupancy	Vacant	Bedroom 1 -Apx Size	11 X 14
Possession	DOC	Bedroom1-Level	
Legal Descriptions	029-041-004 LOT 25 BELLROHR PARK 4TH ADD	Bedroom 1 -Comments	
Year Remodeled	Y	Bedroom 2 -Apx Size	11 X 13
Price Per Acre		Bedroom2-Level	
Approx Lot Dimensions	60 X 155	Bedroom 2 -Comments	
Approx Abv Ground SqFt	1386	Bedroom 3 -Apx Size	11 X 13
Apx Below Gr SqFt Finishd		Bedroom3-Level	
Elementary School	Leesburg	Bedroom 3 -Comments	
Middle School	Lakeview	Bedroom 4 -Apx Size	
High School	Warsaw	Bedroom4-Level	
LL Unfinished		Bedroom 4 -Comments	
Living Rm -Apx Size	15.6 X 21	Bathroom 1 -Apx Size	Full
Living Room-Level		Bathroom1-Level	
Living Rm -Comments		Bathroom 1 -Comments	
Dining Rm -Apx Size	8.6 X 15.6	Den/Office -Apx Size	
Dining Room-Level		Den/Office-Level	
Dining Rm -Comments		Den/Office -Comments	
Kitchen -Apx Size	14 X15	Directions	ARMSTRONG ROAD TO 300 E., N. TO PROPERTY.

FEATURES

Lot Description	Water Frontage, View, Level	Windows	Double Pane, Insulated	Sewer	Septic
Basement /Foundation	Slab	Landscaping	Trees, Outdoor Lighting, Seawall	Heating	Gas Forced Air, Natural Gas
Roof	Shingle			Documents On File	Lead Based Paint, Prop Disclosure, Aerial
Exterior Features	Rock Driveway, Shed, Gutters, Pier			Cooling	Central Air
Exterior Siding	Vinyl			Water Supply	Well 4 inch
Porch/Patio	Porch Covered, Open Patio			Amps	100 Amps Circuit Breakers
Lake Info	Ski Lake, Pier			Warranty Program	Not Offered

FINANCIAL

Rent	N	Exemptions	None	Electric Company	REMC
Apx Annual Tax	2351.32	Utl/Avg/Mo		Gas Co	NIPSCO
Parcel #	029-041-004	Assessments	None		

REMARKS

60' FRONTAGE, GREAT VIEWS OF THE LAKE, VERY AFFORDABLE OPPORTUNITY, NEEDS SOME TLC, HOME BEING SOLD AS-IS. THIS WAS A HOME RENOVATION THAT WENT WRONG. SEE ASSOC. DOCS. FOR A DETAILED INSPECTION REPORT AND ENGINEERING REPORT.