

ALL FIELDS DETAIL


Mls #	24576	# Of Bedrooms	3
Status	Active	Full Baths	2
Type	SINGLE FAMILY	Half Baths	0
Address	14 EMS T13D Ln	Garage	None
Address 2	(LAKE TIPPECANOE)	Construction	Mfg. W/O Land
City	LEESBURG		
State	IN		
Zip	46583		
Area	55 - N.E. Kosc. Water		
Class	RESIDENTIAL		
Asking Price	\$74,900		
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	N
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	COUCH	Agent Owned	No
Agent Related	No	Occupancy	Vacant
Lake	Tippecanoe Big	Lake Type	Channel
Ski Lakes	Yes	Listing Date	6/18/2009
Possession	At Closing	County	Kosciusko
Township	Tippecanoe	Legal Descriptions	LOT 14
Approx Year Built	1997	Approx # Of Acres	0.00
Elementary School	North Webster	Associated Document Count	1
Middle School	Wawasee	High School	Wawasee
Subdivision	None	Approx Abv Ground SqFt	1100
Apx.Total Finished Sq.Ft	1100	Living Rm -Apx Size	13 X 24
Kitchen -Apx Size	12 X 12	Bedroom 1 -Apx Size	10 X 14
Bedroom 2 -Apx Size	10.6 X 10.6	Bedroom 3 -Apx Size	9.6 X 10
Bathroom 1 -Apx Size	6 X 8	Bathroom 2 -Apx Size	4.6 X 8
Laundry -Apx Size	5 X 7	Utility -Apx Size	5 X 7
Outbuilding	SHED	Showing Instructions	CALL
Entry Type	SUPRA BOX	Box #	52629914
Directions	ARMSTRONG ROAD TO T13 LN, TO T13D LN, TO SIGN.	Builder Name	PATRIOT
Title	C of O	Serial #	LPP8034UV011
Cumulative DOM	32	Cumulative DOMLS	32
Original Price	\$74,900	Agent Hit Count	58
Client Hit Count	129	Update Date	7/20/2009
Days On Market	32	Price/TotFinSQFT	\$68.09
Days On MLS	32		

FEATURES

Lot Description	Landscaping	Appliances	Cooling
Water Frontage	Trees	Refrigerator	Central Air
View	Interior Features	Elec Range/Oven	Water Heater
Level	Vinyl Floors	Microwave	Electric
Basement/Foundation	Carpet	Range Hood	Amps
Crawl Space	Window Coverings	Washer	200 Amps Circuit Breakers
Roof	Ceiling Fan(S)	Dryer	Water Supply
Shingle	Vaulted Ceiling	Water Softener Own	Community
Exterior Siding	Smoke Detector	Windows	Sewer
Vinyl	Washer/Dryer Hookup	Double Pane	Other Sewer
Exterior Features	Fireplace	Vinyl Clad	Documents On File
Rock Driveway	None	Insulated	Prop Disclosure
Shed		Window Treatment	Warranty Program
Paved Street		All	Not Offered
Gutters		Heating	Lake Info
Porch/Patio		Electric Furnace	Ski Lake
Porch Open		Electric	Pier
Open Deck			

FINANCIAL

Possible Short Sale (Y/N)	No	Foreclosure/REO (Y/N)	No
Rent	3,600 / YR	Apx Annual Tax	TBD
Tax Id #	TBD	Parcel #	00
Exemptions	N	Assessments	None
Gas Co	-	Prop. Owner Assoc. Fees	Voluntary
Electric Company	REMC		

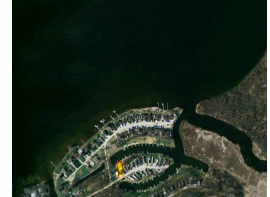
ADDENDUM

SUMMER RETREAT-AFFORDABLE TIPPY CHANNELFRONT, FULLY FURNISHED AND WELL MAINTAINED HOME, INCLUDING MAINTENANCE FREE PIER SYSTEM, WONDERFUL SEASONAL PARK (APRIL-OCTOBER) ON THE SOUTH SIDE OF BIG TIPPY, LOW LOT RENT OF \$4,000 PER YEAR, GREAT COMMUNITY OF HOMES, WIDE CHANNELFRONT LOCATION WITH CLOSE PROXIMITY TO BIG TIPPY LAKEFRONT, NEARLY 1200 ACRES OF WATER ON INDIANA'S DEEPEST NATURAL LAKE.

REMARKS

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ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.