

ALL FIELDS CUSTOMIZABLE



Mls #	26234	# Of Bedrooms	3
Status	Active	Full Baths	1
Type	SINGLE FAMILY	Half Baths	0
Address	407 EMS T26 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	\$175,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

My Info - E-mail	patrickp@remax.net	My Info - Agent Name	Patrick J Pfefferkorn
My Info - Phone Number	Main: (574) 269-3801	My Info - Agent Name and Phone	Patrick J Pfefferkorn - Main: (574) 269-3801
Comm. Disc.	N	Buyer Broker Commission	2
Zoning	Residential	Lead Paint Disclosure	Y
Seller Disclosure	Y	Terms	New Mtg./Cash
Listing Type	Exclusive Right	Style	1.5 Stories
Basement/Foundation	Crawl Space	Owners Last Name	DAVIDSON
Occupancy	Owner	Lake	Tippecanoe Big
Lake Type	Pier Space	Possession	At Closing
County	Kosciusko	Legal Descriptions	LOT 26 CRIPPLEGATE HEIGHTS
Approx Year Built	1923	Approx # Of Acres	0.10
Approx Lot Dimensions	33 X 132	Elementary School	Leesburg
Associated Document Count	1	Middle School	Lakeview
High School	Warsaw	Subdivision	None
Approx Abv Ground SqFt	1248	Living Rm -Apx Size	15.6 X 17
Kitchen -Apx Size	8 X 12	Family Rm -Apx Size	10 X 24
Bedroom 1 -Apx Size	8 X 13	Bedroom2-Level	2
Bedroom 2 -Apx Size	7 X 11	Bedroom3-Level	2
Bedroom 3 -Apx Size	12 X 15.6	Other1-Level	2
Other 1 -Apx Size	5.6 X 8	Other 1 -Comments	LANDING
Bathroom 1 -Apx Size	FULL	Outbuilding	N
Garage Style	2 Car Detached	Auto Door	Y
Garage Dimensions	22 X 23	Showing Instructions	CALL OFFICE
Entry Type	SUPRA BOX	Box #	52635434
Directions	ARMSTRONG ROAD TO T26 LN.	Original Price	\$175,000
Price/TotFinSQFT	\$140.22		

FINANCIAL

Apx Annual Tax	\$155.00	Parcel #	029-047-044
Exemptions	N	Assessments	None
Gas Co	NIPSCO	Electric Company	NIPSCO

REMARKS

Incredible panoramic views of Big Tippy, rare opportunity to own one of very few properties that offer tremendous lakefront views at this price, pier space is rented(directly in front of property) 3 bedrooms, 1 large bath, spacious living room, recent improvements-vinyl siding, windows, kitchen, bath,paint, floor covering, lakeside deck,2 car garage/storage, fixtures, furnace, a/c, ample parking for large gatherings, perfect weekend retreat.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.