

ALL FIELDS DETAIL



Mls #	27867	# Of Bedrooms	1
Status	Active	Full Baths	1
Type	CONDOMINIUM	Half Baths	0
Address	1 Park Ave	Garage	None
Address 2	(UNIT 402)	Construction	Conventional Without Land
City	WINONA LAKE		
State	IN		
Zip	46590		
Area	15 - Central Kosc. Water		
Class	RESIDENTIAL		
Asking Price	\$79,900		
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	Y
Buyer(s) Excluded	N	Seller Disclosure	Y
Terms	New Mtg./Cash	Listing Type	Exclusive Right
Style	Condo	Basement/Foundation	Full Basement
Owners Last Name	DEAN	Agent Owned	No
Agent Related	No	Occupancy	Owner
Lake	Winona	Lake Type	Lake Front
Ski Lakes	Yes	Listing Date	1/24/2011
Possession	At Closing	County	Kosciusko
Township	Wayne	Legal Descriptions	UNIT 402 WINONA HOTEL CONDO & 1/24 INT COMMON AREA
Approx Year Built	1896	Year Remodeled	2005
Approx # Of Acres	0.00	Approx Lot Dimensions	Common Ground
Elementary School	Jefferson	Associated Document Count	2
Middle School	Lakeview	High School	Warsaw
Subdivision	None	Approx Abv Ground SqFt	462
Apx.Total Finished Sq.Ft	462	Living Rm -Apx Size	9 X 10
Living Room-Level	1	Living Rm -Comments	Laminate
Kitchen-Level	1	Kitchen -Apx Size	5 X 19
Kitchen -Comments	Granite/Lam	Bedroom1-Level	1
Bedroom 1 -Apx Size	10 X 12	Bedroom 1 -Comments	Laminate
Bedroom 2 -Apx Size	-	Bedroom 3 -Apx Size	-
Other1-Level	LL	Other 1 -Apx Size	8 X 15
Other 1 -Comments	Storage	Bathroom1-Level	1
Bathroom 1 -Apx Size	5 X 10	Bathroom 1 -Comments	Granite/Cer
Outbuilding	N	Garage Style	None
Showing Instructions	CALL OFFICE	Entry Type	None
Box #	NONE	Directions	WINONA HOTEL.
Cumulative DOM	120	Cumulative DOMLS	115
Original Price	\$79,900	Agent Hit Count	32
Client Hit Count	35	Update Date	2/5/2011
Days On Market	12	Price/TotFinSQFT	\$172.94
Days On MLS	11		

FEATURES

Lot Description	Landscaping	Windows	Sewer
Water Frontage	Sprinkler System	Double Pane	City Sewer
View	Interior Features	Heating	Documents On File
Roof	Ceramic Tile	Geo Thermal	Lead Based Paint
Shingle	Smoke Detector	Cooling	Prop Disclosure
Metal	Security System	Central Air	Lake Info
Exterior Siding	Laminate Wood Floor	Water Heater	Ski Lake
Wood	Appliances	Electric	Pier Space
Exterior Features	Garbage Disposal	Amps	
Paved Driveway	Refrigerator	100 Amps Circuit Breakers	
Paved Street	Elec Surface Unit	Water Supply	
Gutters	Microwave Range Hood	City Water	
Pier Space			

FINANCIAL

Possible Short Sale (Y/N)	No	Foreclosure/REO (Y/N)	No
Rent	N	Apx Annual Tax	\$1,170.00
Tax Id #	0672600994	Parcel #	006-070-170.402
Exemptions	N	Assessments	None
Gas Co	NIPSCO	Prop. Owner Assoc. Fees	Yes
POA Amount	212.66	Owner's Fees Frequency	Monthly
Electric Company	NIPSCO		

ADDENDUM

DEEDED LAKEFRONT PIER SPACE* WINONA LAKE IS AN ALL-SPORTS & RECREATIONAL LAKE* SHORT WALKING DISTANCE TO THE VILLAGE AT WINONA- NUMEROUS GALLERIES, STUDIOS, SHOPS, EATERIES* MOST COME FOR A DAY OF SHOPPING, DINING, AND ENJOYING THE LAKE...YOU GET TO STAY!

REMARKS

MOST AFFORDABLE OPPORTUNITY TO BE PART OF THE DESIRABLE WINONA HISTORICAL HOTEL- CONDOMINIUMS* VERY CHARMING TOP LEVEL UNIT "THE NEST"* TILE/WOOD FLOORS* GRANITE COUNTERS* BUILT-IN MEDIA CENTER* CUSTOM CABINETRY/TRIM* GEOTHERMAL HEATING/COOLING* DELUXE WIRING PACKAGE- SMOKE, CO, SECURITY, SOUND, INTERNET, CABLE, DISH* KINETICO WATER SYSTEM* SHARED FITNESS CENTER* SHARED LAUNDRY* PAVED PARKING* STORAGE ROOM* LOOKOUT TOWER* LOBBY* ELEVATOR ACCESS* PEACEFUL WALKWAYS, BIKE TRAILS, GREENWAY.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.