

## ALL FIELDS DETAIL



<b>Mls #</b>	26502	<b># Of Bedrooms</b>	3
<b>Status</b>	Active	<b>Full Baths</b>	1
<b>Type</b>	SINGLE FAMILY	<b>Half Baths</b>	0
<b>Address</b>	23 EMS B42F LN	<b>Garage</b>	Detached
<b>Address 2</b>	(-SAWMILL LAKEFRONT-)	<b>Construction</b>	Conventional With Land
<b>City</b>	LEESBURG		
<b>State</b>	IN		
<b>Zip</b>	46538		
<b>Area</b>	55 - N.E. Kosc. Water		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$243,000		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

## GENERAL

<b>Agent</b>	Patrick J Pfefferkorn - Main: (574) 269-3801	<b>Listing Office 1</b>	ReMax Rainbow Realtors, Inc. - Main: (574) 269-6911
<b>Comm. Disc.</b>	N	<b>Buyer Broker Commission</b>	2
<b>Zoning</b>	Residential	<b>Lead Paint Disclosure</b>	Y
<b>Buyer(s) Excluded</b>	N	<b>Seller Disclosure</b>	Y
<b>Terms</b>	New Mtg./Cash	<b>Listing Type</b>	Exclusive Right
<b>Style</b>	1 Story	<b>Basement/Foundation</b>	Partial Bsmnt
<b>Owners Last Name</b>	ENRIGHT	<b>Agent Owned</b>	No
<b>Agent Related</b>	No	<b>Occupancy</b>	Owner
<b>Lake</b>	Saw Mill	<b>Lake Type</b>	Lake Front
<b>Barbee Lake Chain Possession</b>	Yes	<b>Listing Date</b>	5/18/2010
<b>Township</b>	Negotiable	<b>County</b>	Kosciusko
<b>Approx Year Built</b>	Plain	<b>Legal Descriptions</b>	Lot 39 Weimers Lakeview Pk
<b>Approx # Of Acres</b>	1948	<b>Year Remodeled</b>	2005
<b>Elementary School</b>	0.26	<b>Approx Lot Dimensions</b>	50 X 111, 50 X 100
<b>Middle School</b>	North Webster	<b>Associated Document Count</b>	1
<b>Subdivision</b>	Wawasee	<b>High School</b>	Wawasee
<b>Apx.Total Finished Sq.Ft</b>	None	<b>Approx Abv Ground SqFt</b>	1410
<b>Living Rm -Apx Size</b>	1410	<b>LL Unfinished</b>	324
<b>Family Rm -Apx Size</b>	14 X 15.6	<b>Kitchen -Apx Size</b>	10 X 11
<b>Bedroom 2 -Apx Size</b>	18 X 20	<b>Bedroom 1 -Apx Size</b>	11 X 20
<b>Bathroom 1 -Apx Size</b>	10 X 12	<b>Bedroom 3 -Apx Size</b>	10 X 12
<b>Utility-Level</b>	Full	<b>Laundry-Level</b>	LL
<b>Garage Style</b>	LL	<b>Outbuilding</b>	8 X 12 Shed
<b>Garage Dimensions</b>	1.5 Car Detache	<b>Auto Door</b>	Y
<b>Entry Type</b>	17 X 23	<b>Showing Instructions</b>	CALL OFFICE 24 HR NOTICE
<b>Directions</b>	SUPRA BOX	<b>Box #</b>	52629849
	ARMSTRONG ROAD TO SULLIVAN ROAD, TO 450 N. TO SAWMILL LAKE ROAD, TO B42F LN.	<b>Cumulative DOM</b>	7
<b>Cumulative DOMLS</b>	6	<b>Original Price</b>	\$243,000
<b>Agent Hit Count</b>	38	<b>Client Hit Count</b>	89
<b>Days On Market</b>	7	<b>Price/TotFinSQFT</b>	\$172.34
<b>Days On MLS</b>	6		

## FEATURES

<b>Lot Description</b>	<b>Porch/Patio</b>	<b>Appliances</b>	<b>Water Heater</b>
Corner Lot	Open Patio	Refrigerator	Gas
Wooded Lot	Covered Stoop	Gas Range/Oven	<b>Amps</b>
Water Frontage	<b>Landscaping</b>	Microwave	100 Amps Circuit Breakers
View	Trees	Range Hood	<b>Water Supply</b>
Bluff Site	<b>Interior Features</b>	Washer	Well 4 inch
Level	New Paint	Dryer	<b>Sewer</b>
<b>Basement/Foundation</b>	Hardwood Floors	<b>Windows</b>	Septic
Partial Basement	Vinyl Floors	Double Pane	<b>Documents On File</b>
Crawl Space	Window Coverings	Wood	Lead Based Paint
Poured Concrete	Ceiling Fan(S)	Vinyl Clad	Prop Disclosure
Block	Vaulted Ceiling	Insulated	<b>Warranty Program</b>
<b>Roof</b>	Smoke Detector	<b>Window Treatment</b>	Not Offered
Shingle	Washer/Dryer Hookup	All	<b>Lake Info</b>
<b>Exterior Siding</b>	Sump Pump	<b>Heating</b>	Ski Lake
Vinyl	Laminate Wood Floor	Gas Forced Air	10 mph Speed Limit

## FEATURES

### Exterior Features

Concrete Driveway  
Shed  
Outbuildings  
Paved Street  
Gutters  
Pier

### Fireplace

Gas Log  
Free Standing

### Natural Gas

Cooling  
Central Air

### Swimming Beach

Pier

## FINANCIAL

### Update Date

5/25/2010

### Possible Short Sale (Y/N)

No

### Foreclosure/REO (Y/N)

No

### Rent

N

### Apx Annual Tax

\$930.00

### Tax Id #

0571904660

### Parcel #

005-083-302

### State ID #

43-08-21-300-226.000-023

### Exemptions

N

### Ut/Avg/Mo

Low

### Assessments

None

### Gas Co

NIPSCO

### Prop. Owner Assoc. Fees

Voluntary

### Electric Company

NIPSCO

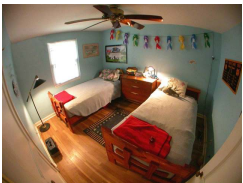
## ADDENDUM

WONDERFUL LAKEFRONT RETREAT - MANY UPDATES THROUGHOUT THIS HOME, SPACIOUS LAKESIDE ADDITION WITH WALL OF WINDOWS, KNOTTY PINE WALLS & VAULTED CEILING, NEWER GFA FURNACE, CENTRAL A/C, 4" WELL, 100 AMP, WINDOWS, SIDING, ROOF, VERY CLEAN AND WELL MAINTAINED PROPERTY BOTH INSIDE AND OUT, SEPARATE LAKEFRONT LOT WITH SWIM AREA AND DOCKING, AMPLE PARKING, OVERSIZE 1 CAR GARAGE WITH PLENTY OF STORAGE SPACE PLUS LAKESIDE STORAGE SHED, WONDERFUL SUMMER ESCAPE.

## REMARKS

WONDERFUL LAKEFRONT RETREAT - MANY UPDATES THROUGHOUT THIS HOME, SPACIOUS LAKESIDE ADDITION WITH WALL OF WINDOWS, KNOTTY PINE WALLS & VAULTED CEILING, NEWER GFA FURNACE, CENTRAL A/C, 4" WELL, 100 AMP, WINDOWS, SIDING, ROOF, VERY CLEAN AND WELL MAINTAINED PROPERTY BOTH INSIDE AND OUT, SEPARATE LAKEFRONT LOT WITH SWIM AREA AND DOCKING, AMPLE PARKING, OVERSIZE 1 CAR GARAGE WITH PLENTY OF STORAGE SPACE PLUS LAKESIDE STORAGE SHED, WONDERFUL SUMMER ESCAPE, PART OF BARBEE CHAIN OF LAKES (7 INTER-CONNECTED LAKES).

## ADDITIONAL PICTURES



## DISCLAIMER

This information is deemed reliable, but not guaranteed.