

**ALL FIELDS DETAIL**


<b>Mls #</b>	25041	<b># Of Bedrooms</b>	3
<b>Status</b>	Active	<b>Full Baths</b>	3
<b>Type</b>	SINGLE FAMILY	<b>Half Baths</b>	1
<b>Address</b>	1419 Rutland Ct	<b>Garage</b>	Attached
<b>Address 2</b>	(Lexington Manor)	<b>Construction</b>	Conventional With Land
<b>City</b>	WINONA LAKE		
<b>State</b>	IN		
<b>Zip</b>	46590		
<b>Area</b>	10 - Central Kosc.		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$189,900		
<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>	N
<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>	2 Stories	<b>Basement/Foundation</b>	Full Basement
<b>Owners Last Name</b>	FRANCIS	<b>Agent Owned</b>	No
<b>Agent Related</b>	No	<b>Occupancy</b>	Vacant
<b>Listing Date</b>	9/9/2009	<b>Possession</b>	At Closing
<b>County</b>	Kosciusko	<b>Township</b>	Wayne
<b>Legal Descriptions</b>	Lot 32 Lexington Manor	<b>Approx Year Built</b>	2003
<b>Approx # Of Acres</b>	0.30	<b>Approx Lot Dimensions</b>	95 X 135
<b>Elementary School</b>	Jefferson	<b>Associated Document Count</b>	1
<b>Middle School</b>	Lakeview	<b>High School</b>	Warsaw
<b>Subdivision</b>	Lexington Manor	<b>Approx Abv Ground SqFt</b>	1677
<b>Apx Below Gr SqFt Finishd</b>	504	<b>Apx.Total Finished Sq.Ft</b>	2181
<b>LL Unfinished</b>	323	<b>Living Rm -Apx Size</b>	15.6 X 23.6
<b>Dining Rm -Apx Size</b>	11 X 12	<b>Kitchen -Apx Size</b>	10 X 11
<b>Family Rm -Apx Size</b>	18 X 24	<b>Bedroom 1 -Apx Size</b>	12 X 17
<b>Bedroom 1 -Level</b>	UL	<b>Bedroom 2 -Apx Size</b>	12 X 15.6
<b>Bedroom 2 -Level</b>	UL	<b>Bedroom 3 -Apx Size</b>	12 X 13
<b>Bedroom 3 -Level</b>	UL	<b>Bathroom 1 -Apx Size</b>	Full
<b>Bathroom 1 -Level</b>	UL	<b>Bathroom 2 -Apx Size</b>	Full
<b>Bathroom 2 -Level</b>	UL	<b>Bathroom 3 -Apx Size</b>	Full
<b>Bathroom 3 -Level</b>	LL	<b>Bathroom 4 -Apx Size</b>	Half
<b>Outbuilding</b>	N	<b>Garage Style</b>	2 Car Attached
<b>Auto Door</b>	Y	<b>Garage Dimensions</b>	22 X 22
<b>Showing Instructions</b>	CALL OFFICE	<b>Entry Type</b>	None
<b>Box #</b>	52635452	<b>Directions</b>	250 E. TO LEXINGTON MANOR (ACROSS FROM HERITAGE LAKE).
<b>Cumulative DOM</b>	25	<b>Cumulative DOMLS</b>	25
<b>Original Price</b>	\$189,900	<b>Agent Hit Count</b>	49
<b>Client Hit Count</b>	28	<b>Update Date</b>	10/4/2009
<b>Days On Market</b>	25	<b>Price/TotFinSQFT</b>	\$87.07
<b>Days On MLS</b>	25		

**FEATURES**

<b>Lot Description</b>	<b>Porch/Patio</b>	<b>Appliances</b>	<b>Cooling</b>
Cul-De-Sac	Porch Covered	Dishwasher	Central Air
Level	Open Deck	Garbage Disposal	<b>Water Heater</b>
<b>Basement/Foundation</b>	<b>Interior Features</b>	Gas Range/Oven	Gas
Full Basement	New Floor Cover	Microwave	<b>Amps</b>
Partial Finished	Vinyl Floors	Washer	200 Amps Circuit Breakers
Poured Concrete	Ceramic Tile	Dryer	<b>Water Supply</b>
Egress	Carpet	<b>Windows</b>	Well 4 inch
Daylight Basement	Window Coverings	Double Pane	<b>Sewer</b>
<b>Roof</b>	Whirlpool/Spa	<b>Window Treatment</b>	City Sewer
Shingle	Ceiling Fan(S)	All	<b>Documents On File</b>
<b>Exterior Siding</b>	Smoke Detector	<b>Heating</b>	Prop Disclosure
Vinyl	Walk In Closet	Gas Forced Air	<b>Warranty Program</b>
<b>Exterior Features</b>	Washer/Dryer Hookup	Natural Gas	Not Offered

**FEATURES**

Concrete Driveway	Sump Pump
Paved Street	
Gutters	

**FINANCIAL**

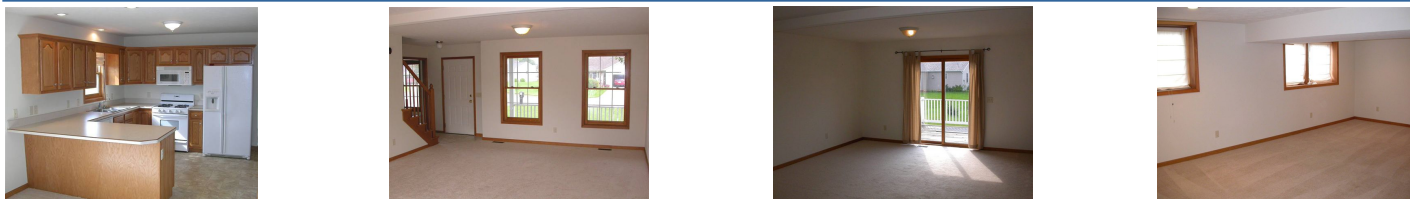
<b>Possible Short Sale (Y/N)</b>	No	<b>Foreclosure/REO (Y/N)</b>	No
<b>Rent</b>	N	<b>Apx Annual Tax</b>	\$1,500
<b>Tax Id #</b>	0672600826	<b>Parcel #</b>	006-114-043
<b>State ID #</b>	43-11-23-400-037.000-033	<b>Exemptions</b>	H&M
<b>Assessments</b>	None	<b>Gas Co</b>	NIPSCO
<b>Prop. Owner Assoc. Fees</b>	No	<b>Electric Company</b>	REMC

**ADDENDUM**

IMMEDIATE POSSESSION AVAILABLE, SPACIOUS NEWER HOME WITH FINISHED DAYLIGHT LOWER LEVEL, CUL-DE-SAC LOCATION, MASTER SUITE WITH WHIRLPOOL TUB, ALL APPLIANCES INCLUDING WASHER/DRYER, WELL MAINTAINED PROPERTY, EASY TO SHOW.

**REMARKS**

IMMEDIATE POSSESSION AVAILABLE, SPACIOUS NEWER HOME WITH FINISHED DAYLIGHT LOWER LEVEL, CUL-DE-SAC LOCATION, MASTER SUITE WITH WHIRLPOOL TUB, ALL APPLIANCES INCLUDING WASHER/DRYER, WELL MAINTAINED PROPERTY, EASY TO SHOW.

**ADDITIONAL PICTURES****DISCLAIMER**

This information is deemed reliable, but not guaranteed.