

ALL FIELDS DETAIL


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|---------------------|------------------------|----------------------|------------------------|
| Mls # | 24224 | # Of Bedrooms | 5 |
| Status | Active | Full Baths | 4 |
| Type | SINGLE FAMILY | Half Baths | 0 |
| Address | 4152 E Forest Glen Ave | Garage | Attached |
| Address 2 | (LAKE TIPPECANOE) | Construction | Conventional With Land |
| City | LEESBURG | | |
| State | IN | | |
| Zip | 46538 | | |
| Area | 55 - N.E. Kosc. Water | | |
| Class | RESIDENTIAL | | |
| Asking Price | \$897,000 | | |
| 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 |
| Zoning | Residential | Lead Paint Disclosure | N |
| Buyer(s) Excluded | N | Seller Disclosure | Y |
| Terms | Cash | Listing Type | Exclusive Right |
| Style | 3 Stories | Basement/Foundation | Partial Bsmnt |
| Owners Last Name | GRINDLE | Agent Owned | No |
| Agent Related | No | Occupancy | Owner |
| Lake | Tippecanoe Big | Lake Type | Lake Front |
| Barbee Lake Chain | No | Ski Lakes | Yes |
| Listing Date | 5/4/2009 | Possession | At Closing |
| County | Kosciusko | Township | Tippecanoe |
| Legal Descriptions | LOT 66 FOREST GLEN | Approx Year Built | 1993 |
| Approx # Of Acres | 0.24 | Approx Lot Dimensions | 44 X 240 |
| Elementary School | North Webster | Associated Document Count | 1 |
| Middle School | Wawasee | High School | Wawasee |
| Subdivision | None | Approx Abv Ground SqFt | 4000 |
| Apx.Total Finished Sq.Ft | 4000 | LL Unfinished | 350 |
| Living Rm -Apx Size | 19 X 30 | Living Rm -Comments | 27' CEILING |
| Kitchen -Apx Size | 10 X 11 | Family Rm -Apx Size | 14 X 25 |
| Bedroom 1 -Apx Size | 11.6 X 14.6 | Bedroom 2 -Apx Size | 13.6 X 15 |
| Bedroom 2 -Level | UL | Bedroom 3 -Apx Size | 13.6 X 15 |
| Bedroom 3 -Level | UL | Bedroom 4 -Apx Size | 14 X 18 |
| Bedroom 4 -Level | LL | Bedroom 5 -Apx Size | 9 X 22 |
| Bedroom 5 -Level | LL | Other 1 -Apx Size | 16 X 26 |
| Other 1 -Level | UL | Other 1 -Comments | BONUS ROOM |
| Other 2 -Apx Size | 11 X 15 | Other 2 -Level | UL |
| Other 2 -Comments | LOFT | Bathroom 1 -Apx Size | 6 X 11.6 |
| Bathroom 2 -Apx Size | 8 X 12 | Bathroom 2 -Level | UL |
| Bathroom 3 -Apx Size | 5 X 7 | Bathroom 3 -Level | LL |
| Bathroom 4 -Apx Size | Full | Bathroom 4 - Level | BASEMENT |
| Laundry -Apx Size | 6 X 11.6 | Utility -Apx Size | 9 X 14 |
| Utility -Level | LL | Outbuilding | N |
| Garage Style | 3 Car Attached | Auto Door | Y |
| Garage Dimensions | 26 X 30 | Showing Instructions | 24 HOUR NOTICE |
| Entry Type | SUPRA BOX | Box # | 52629849 |
| Directions | ARMSTRONG ROAD TO 450 E., N. ON FOREST GLEN AVE. TO PROPERTY. | Builder Name | J C Hamman |
| Cumulative DOM | 190 | Cumulative DOMLS | 190 |
| Original Price | \$897,000 | Agent Hit Count | 49 |
| Client Hit Count | 49 | Update Date | 5/4/2009 |
| Days On Market | 4 | Price/TotFinSQFT | \$224.25 |
| Days On MLS | 4 | | |

FEATURES

| | | | |
|----------------------------|--------------------------|-------------------|---------------------------|
| Lot Description | Landscaping | Appliances | Cooling |
| Water Frontage | Outdoor Lighting | Dishwasher | Central Air |
| View | Seawall | Garbage Disposal | Amps |
| Bluff Site | Irrigation Pump | Refrigerator | 200 Amps Circuit Breakers |
| Basement/Foundation | Interior Features | Elec Range/Oven | Water Supply |

FEATURES

| | | | |
|--------------------------|---------------------|-------------------------|--------------------------|
| Partial Basement | Carpet | Microwave | Well Private |
| Poured Concrete | Window Coverings | Washer | Well 4 inch |
| Roof | Whirlpool/Spa | Dryer | Sewer |
| Shingle | Ceiling Fan(S) | Water Filter | Septic |
| Exterior Siding | Vaulted Ceiling | Water Softener Own | Documents On File |
| Vinyl | Smoke Detector | Windows | Prop Disclosure |
| Exterior Features | Cable TV | Double Pane | Lake Info |
| Concrete Driveway | Washer/Dryer Hookup | Insulated | Ski Lake |
| Paved Street | Fireplace | Window Treatment | |
| Gutters | One | All | |
| Porch/Patio | Gas Log | Heating | |
| Porch Covered | | Gas Forced Air | |
| Open Deck | | Natural Gas | |

FINANCIAL

| | | | |
|----------------------------------|-------------|--------------------------------|--------------------------|
| Possible Short Sale (Y/N) | No | Foreclosure/REO (Y/N) | No |
| Apx Annual Tax | \$2,900 | Tax Id # | 0570702210 |
| Parcel # | 005-027-027 | State ID # | 43-08-07-300-319.000-023 |
| Exemptions | H | Assessments | None |
| Gas Co | NIPSCO | Prop. Owner Assoc. Fees | Voluntary |
| Electric Company | NIPSCO | | |

ADDENDUM

COMMANDING VIEWS- FOUR LEVELS OF LIVING SPACE, 27 FT. TALL BAY OF WINDOWS, SPACIOUS LAKESIDE DECK & SCREENED PORCH, OPEN LIVING ROOM W/ FIELDSTONE FIREPLACE, LARGE OPEN LOFT, 5 BEDROOMS, 4 FULL BATHS, ADDITIONAL BONUS ROOM ABOVE GARAGE FOR GUEST QUARTERS OR ENTERTAINMENT ROOM, 3 CAR GARAGE W/ AMPLE PARKING, LAKESIDE PATIO, MAINTENANCE-FREE DOCK, GREAT SWIMMING, LAKESIDE BASEMENT STORAGE & SHOP, THIS HOME WAS ENGINEERED FOR LAKE LIVING - ALL THE CONVENIENCES CONSIDERED, INCREDIBLE APPEAL.

REMARKS

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ADDITIONAL PICTURES**DISCLAIMER**

This information is deemed reliable, but not guaranteed.