

ALL FIELDS DETAIL


Mls #	25449	# Of Bedrooms	3
Status	Active	Full Baths	2
Type	SINGLE FAMILY	Half Baths	0
Address	103 EMS W26 Ln	Garage	Attached
Address 2	(WEBSTER LAKE CHANNEL)	Construction	Conventional With Land
City	NORTH WEBSTER		
State	IN		
Zip	46555		
Area	55 - N.E. Kosc. Water		
Class	RESIDENTIAL		
Asking Price	\$197,800		
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	1.5 Stories	Basement/Foundation	Crawl Space
Owners Last Name	HORNADAY	Agent Owned	No
Agent Related	No	Occupancy	Owner
Lake	Webster	Lake Type	Channel
Ski Lakes	Yes	Listing Date	11/23/2009
Possession	At Closing	County	Kosciusko
Township	Tippecanoe	Legal Descriptions	LOT 2 LESS N 30' + LOT 3 + N 1/2 LOT 4
Approx Year Built	1951	Year Remodeled	2006
Approx # Of Acres	0.22	Approx Lot Dimensions	70 X 140
Elementary School	North Webster	Associated Document Count	1
Middle School	Wawasee	High School	Wawasee
Subdivision	None	Approx Abv Ground SqFt	1680
Apx.Total Finished Sq.Ft	1680	Living Rm -Apx Size	16 X 24
Dining Rm -Apx Size	12.6 X 13	Kitchen -Apx Size	9 X 12.6
Bedroom 1 -Apx Size	15 X 15.6	Bedroom2-Level	2
Bedroom 2 -Apx Size	15 X 15.6	Bedroom 3 -Apx Size	8 X 8.6
Bathroom 1 -Apx Size	FULL	Bathroom 2 -Apx Size	FULL
Utility -Apx Size	8 X 9	Outbuilding	2 SHEDS - 8 X12 , 15 X 15
Garage Style	2 Car Attached	Auto Door	N
Garage Dimensions	21 X 24	Showing Instructions	CALL OFFICE 24 HR NOTICE
Entry Type	SUPRA BOX	Box #	52625126
Directions	ST. RD. 13 TO BACKWATER RD., TO W26 LN, TO PROPERTY	Cumulative DOM	0
Cumulative DOMLS	0	Original Price	\$197,800
Agent Hit Count	13	Client Hit Count	52
Price/TotFinSQFT	\$117.74		

FEATURES

Lot Description	Landscaping	Appliances	Cooling
Water Frontage	Trees	Refrigerator	Central Air
View	Garden Area	Gas Range/Oven	Wall Ac Unit
Level	Seawall	Microwave	Water Heater
Basement/Foundation	Interior Features	Range Hood	Gas
Crawl Space	Hardwood Floors	Washer	Amps
Roof	Vinyl Floors	Dryer	200 Amps Circuit Breakers
Shingle	Carpet	Water Filter	Water Supply
Exterior Siding	Window Coverings	Water Softener Own	Well 4 inch
Vinyl	Whirlpool/Spa	Windows	Sewer
Exterior Features	Ceiling Fan(S)	Double Pane	City Sewer
Satellite Dish	Vaulted Ceiling	Skylights	Documents On File
Shed	Smoke Detector	Window Treatment	Survey
Paved Street	Washer/Dryer Hookup	All	Lead Based Paint
Gutters	Fireplace	Heating	Prop Disclosure
Porch/Patio	None	Gas Forced Air	Lake Info
Open Deck		Wall Furnace	Ski Lake

FEATURES

Covered Stoop

Electric
Natural Gas

Pier

FINANCIAL

Update Date	11/23/2009	Possible Short Sale (Y/N)	No
Foreclosure/REO (Y/N)	No	Rent	N
Apx Annual Tax	\$341.00	Tax Id #	0571201490
Parcel #	005-053-094	State ID #	43-08-14-100-332.000-023
Exemptions	H + M	Assessments	None
Gas Co	NIPSCO	Prop. Owner Assoc. Fees	Voluntary
Electric Company	NIPSCO		

ADDENDUM

70 FT. OF SEAWALLED CHANNEL FRONTAGE (STONE'S THROW FROM LAKEFRONT), WONDERFUL YEAR AROUND HOME OR WEEKEND RETREAT, SPACIOUS LIVING WITH GREAT VIEWS, OPEN KITCHEN AND DINING, LARGE MASTER SUITE, LARGE BUNK ROOM, NICE CHANNEL SIDE DECK, MATURE SETTING WITH LEVEL YARD, WELL INSULATED- LOW UTILITIES, UPPER LEVEL BUNK ROOM HAS A SEPARATE WALL FURNACE-A/C UNIT (VERY EFFICIENT AND QUIET), 2 CAR GARAGE WITH ATTIC STORAGE, 2 SEPARATE STORAGE SHEDS, AMPLE PARKING, 4" WELL, CITY SEWER, ALL SPORTS LAKE.

REMARKS

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ADDITIONAL PICTURES**DISCLAIMER**

This information is deemed reliable, but not guaranteed.