

ALL FIELDS DETAIL



Mls #	24005	# Of Bedrooms	3
Status	Active	Full Baths	1
Type	SINGLE FAMILY	Half Baths	1
Address	101 EMS T48 Ln	Garage	Attached
Address 2	(LAKE TIPPECANOE)	Construction	Conventional With Land
City	SYRACUSE		
State	IN		
Zip	46567		
Area	55 - N.E. Kosc. Water		
Class	RESIDENTIAL		
Asking Price	\$169,000		
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	2.4
Zoning	Residential	Lead Paint Disclosure	Y
Buyer(s) Excluded	N	Seller Disclosure	Y
Terms	New Mtg./Cash	Listing Type	Exclusive Right
Style	1 Story	Basement/Foundation	Crawl Space
Owners Last Name	HOY	Agent Owned	No
Agent Related	No	Occupancy	Owner
Lake	Tippecanoe Big	Lake Type	Recorded Easement
Barbee Lake Chain	No	Ski Lakes	Yes
Listing Date	4/1/2009	Possession	DOC
County	Kosciusko	Township	Tippecanoe
Legal Descriptions	LOT 31 + N 33 FT LOT 30 + VAC ST. HOYS LANDING	Approx Year Built	1964
Approx # Of Acres	0.00	Approx Lot Dimensions	IRREG.
Elementary School	North Webster	Associated Document Count	1
Middle School	Wawasee	High School	Wawasee
Subdivision	Hoys Landing	Approx Abv Ground SqFt	1820
Apx.Total Finished Sq.Ft	1820	Living Rm -Apx Size	14 x 17
Dining Rm -Apx Size	11 x 17	Kitchen -Apx Size	11 x 11
Family Rm -Apx Size	14 x 33	Bedroom 1 -Apx Size	11 x 14
Bedroom 2 -Apx Size	11 x 12	Bedroom 3 -Apx Size	11 x 11
Bathroom 1 -Apx Size	5 x 8	Bathroom 2 -Apx Size	4 x 4
Laundry -Apx Size	7 x 11	Outbuilding	8 x 12
Garage Style	2 Car Attached	Auto Door	Y
Garage Dimensions	21 x 22	Showing Instructions	CALL OFFICE 24 HR
Entry Type	SUPRA BOX	Box #	52635117
Directions	CRYSTAL FLASH ROAD (650 NORTH) TO HOY'S LANDING.	Cumulative DOM	114
Cumulative DOMLS	109	Original Price	\$169,000
Agent Hit Count	57	Client Hit Count	45
Update Date	4/22/2009	Days On Market	23
Price/TotFinSQFT	\$92.86	Days On MLS	22

FEATURES

Lot Description	Porch/Patio	Appliances	Water Heater
Corner Lot	Open Patio	Refrigerator	Electric
Irregular	Covered Patio	Gas Range/Oven	Amps
View	Gazebo	Range Hood	200 Amps Circuit Breakers
Level	Landscaping	Washer	Water Supply
Basement/Foundation	Fence-Chain Link	Dryer	Well 4 inch
Slab	Trees	Water Softener Own	Sewer
Roof	Interior Features	Windows	Septic
Shingle	New Paint	Double Pane	Documents On File
Exterior Siding	Vinyl Floors	Vinyl Clad	Lead Based Paint
Brick	Carpet	Insulated	Prop Disclosure
Vinyl	Window Coverings	Window Treatment	Lake Info
Exterior Features	Ceiling Fan(S)	All	Ski Lake
Concrete Driveway	Smoke Detector	Heating	Swimming Beach
Shed	Cable TV	Gas Forced Air	
Paved Street	Washer/Dryer Hookup	Natural Gas	

FEATURES

Gutters

Fireplace

Two Or More
Fireplace Insert
Electric Log

Cooling

Central Air

FINANCIAL

Possible Short Sale (Y/N)

No

Apx Annual Tax

\$519.00

Parcel

005-031-073

Exemptions

H/M

Gas Co

NIPSCO

POA Amount

500.00

Electric Company

REMC

Foreclosure/REO (Y/N)

No

Tax Id

0570202160

State ID

43-08-08-300-048.000-023

Assessments

None

Prop. Owner Assoc. Fees

No

Owner's Fees Frequency

Annually

ADDENDUM

ALL INCLUSIVE FAMILY NEIGHBORHOOD - SHARED ACCESS TO A LARGE PRIVATE LAKEFRONT BEACH, PIER SLIP, AND PARKWAYS, WELL MAINTAINED, YEAR AROUND PROPERTY W/ MANY RECENT IMPROVEMENTS- NEW ROOF, VINYL SIDING, WINDOWS & DOORS (2002), LARGE LIVING ROOM W/ RESTURANT STYLE WET BAR, OPEN KITCHEN & DINING AREA, 2 CATT GARAGE W/ WORKSHOP, SPACIOUS FENCED-IN YARD W/ BRICK PATIO & SCREENED-IN GAZEBO, VERY RELAXED SETTING, ENJOY AFFORDABLE LAKE LIVING.

REMARKS

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ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.