

MLS # [9003423](#)

ALL FIELDS DETAIL



Mls #	9003423	# Of Bedrooms	4
Status	Active	Full Baths	4
Type	SINGLE FAMILY	Half Baths	1
Address	106 EMS T7B LN	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	\$849,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Originating Database	KOSCIUSKO	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	1.6	Zoning	Residential
Lead Paint Disclosure	E	Buyer(s) Excluded	N
Seller Disclosure	Y	Terms	New Mtg./Cash
Listing Type	Exclusive Right	Style	1.5 Stories
Basement/Foundation	Walk Out	Owners Last Name	JONES
Agent Owned	No	Agent Related	No
Occupancy	Owner	Lake	Tippecanoe Litt
Lake Type	Lake Front	Ski Lakes	Yes
Listing Date	5/28/2013	Possession	Negotiable
County	Kosciusko	Township	Tippecanoe
Legal Descriptions	005-063-026 LOT 25 LAKESIDE DEVELOP 2ND ADD	Approx Year Built	1988
Year Remodeled	Yes	Approx # Of Acres	0.54
Approx Lot Dimensions	100 X 236	Elementary School	North Webster
Associated Document Count	1	Middle School	Wawasee
High School	Wawasee	Subdivision	Lakeside Addition
Approx Abv Ground SqFt	3,039	Apx Below Gr SqFt Finishd	1,951
Apx.Total Finished Sq.Ft	4,990	Living Rm -Apx Size	17 X 20
Dining Rm -Apx Size	14 X 14.6	Kitchen -Apx Size	12.6 X 14
Family Rm -Apx Size	15 X 20	Family Room-Level	LL
Bedroom 1 -Apx Size	15 X 20	Bedroom 2 -Apx Size	14 X 14
Bedroom2-Level	UL	Bedroom 3 -Apx Size	14 X 15
Bedroom3-Level	UL	Bedroom 4 -Apx Size	15 X 16
Bedroom4-Level	LL	Other 1 -Apx Size	10 X 10.6
Other 1 -Comments	Eat In Kit	Other 2 -Apx Size	12 X 16
Other 2 -Comments	Encl Porch	Bathroom 1 -Apx Size	10.6 X 14
Bathroom 2 -Apx Size	Full	Bathroom2-Level	UL
Bathroom 3 -Apx Size	Full	Bathroom3-Level	UL
Bathroom 4 -Apx Size	Full	Bathroom4-Level	LL
Laundry -Apx Size	7 X 11.6	Den/Office-Level	LL
Den/Office -Apx Size	16 X 20	Den/Office -Comments	Fitness Rm
Outbuilding	8 X 17 Shed	Garage Style	2 Car Attached
Auto Door	Y	Garage Dimensions	24 X 26
Showing Instructions	CALL OFFICE	Entry Type	SUPRA BOX
Box #	52635452	Directions	ARMSTRONG ROAD (500 N) TO T7 LN (LAKESIDE ADD.), TO T7B LN, TO PROPERTY.
Cumulative DOM	1	Cumulative DOMLS	1
Original Price	\$849,000	Agent Hit Count	30
Client Hit Count	29	Update Date	5/29/2013
Days On Market	1	Price/TotFinSQFT	\$170.14
Days On MLS	1		

FEATURES

Lot Description	Porch/Patio	Fireplace	Cooling
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Water Frontage	Enclosed Porch	Two Or More	Central Air
View	Open Patio	Gas Log	Water Heater
Bluff Site	Open Deck	Vented	Electric
Level	Open Balcony	Appliances	Gas
Basement/Foundation	Landscaping	Dishwasher	Amps
Full Basement	Sprinkler System	Garbage Disposal	200 Amps Circuit Breakers
Walk Out	Trees	Refrigerator	Water Supply
Finished	Outdoor Lighting	Elec Range/Oven	Well 4 inch
Poured Concrete	Seawall	Gas Surface Unit	Sewer
Roof	Irrigation Pump	Water Softener Own	Septic
Shingle	Interior Features	Water Softener-Hook up	Documents On File
Exterior Siding	Hardwood Floors	Windows	Prop Disclosure
Wood	Carpet	Double Pane	Lake Info
Exterior Features	Window Coverings	Insulated	Ski Lake
Concrete Driveway	Wet Bar	Window Treatment	Swimming Beach
Shed	Intercom	All	Pier
Tennis Court	Ceiling Fan(S)	Heating	Prop Tax Ded-Credits
Paved Street	Vaulted Ceiling	Gas Forced Air	Mortgage Deduction
Gutters	Smoke Detector	Natural Gas	
Pier	Surround Sound		
Swimming Beach	Walk In Closet		
	Attic Fan		
	Washer/Dryer Hookup		
	Sump Pump		
	Twin Sink Vanity		

FINANCIAL

Possible Short Sale (Y/N)	No	Foreclosure/REO (Y/N)	No
Rent	N/A	Apx Annual Tax	6106.56
Tax Id #	0571900244	Parcel #	005-063-026
State ID #	43-08-16-300-119.000-023	Exemptions	M
Assessments	None	Gas Co	NIPSCO
Prop. Owner Assoc. Fees	Yes	POA Amount	\$150.00
Owners Fees Frequency	Annually	Electric Company	NIPSCO

ADDENDUM

SPRAWLING VIEWS OF LITTLE TIPPY, 100 FT. OF LAKEFRONT, SANDY BOTTOM, GREAT SWIMMING, SPACIOUS HOME WITH THREE LEVELS OF LIVING SPACE (NEARLY EVERY ROOM HAS A VIEW OF THE LAKE), OPEN CONCEPT WITH PLENTY OF NATURAL LIGHT, LARGE LIVING ROOM WITH VAULTED CEILING, FABULOUS KITCHEN WITH UPGRADES SUCH AS GRANITE COUNTERTOPS/BACKSPLASH, STAINLESS STEEL, HARDWOOD FLOORS, INTERGRATED EAT-IN AREA, SEPARATE FORMAL DINING AREA, VERY RELAXING 3-SEASON ROOM WITH VAULTED CEILING, WONDERFUL MAIN LEVEL MASTER SUI

REMARKS

SIDE BALCONY, SPACIOUS BATH WITH TWIN VANITIES AND LARGE WALK-IN CLOSET, TWO SEPARATE BEDROOM SUITES ON UPPER LEVEL, BOTH WITH LAKE VIEWS, SPACIOUS FAMILY ROOM ON LOWER LEVEL WITH WALKOUT PATIO, ONE OF A KIND VIEWS, LOWER LEVEL BEDROOM WITH WALKOUT PATIO, VERY LARGE FITNESS ROOM WITH LAKE VIEWS, PATIO OFFERS A VERY SERENE AND PRIVATE ATMOSPHERE, NICELY LANDSCAPED, VERY SPACIOUS AND OPEN LAKESIDE YARD (ROOM TO ROAM), INGROUND SPRINKLING SYSTEM, MANY SHADE TREES, FULL CONCRETE DRIVEWAY WITH AMPLE PARKING.

ADDITIONAL PICTURESMLS #: [9003423](#)

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MLS # [9003423](#)**DISCLAIMER**

This information is deemed reliable, but not guaranteed.

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