

ALL FIELDS DETAIL



Mls #	28265	# Of Bedrooms	3
Status	Active	Full Baths	1
Type	SINGLE FAMILY	Half Baths	1
Address	252 EMS B60 Ln	Garage	None
Address 2	(-SECHRIST LAKEFRONT-)	Construction	Conventional With Land
City	WARSAW		
State	IN		
Zip	46582		
Area	55 - N.E. Kosc. Water		
Class	RESIDENTIAL		
Asking Price	\$189,500		
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	Y
Buyer(s) Excluded	N	Seller Disclosure	Y
Terms	New Mtg./Cash	Listing Type	Exclusive Right
Style	1 Story	Basement/Foundation	Slab
Owners Last Name	KORUS	Agent Owned	No
Agent Related	No	Occupancy	Owner
Lake	Sechrist	Lake Type	Lake Front
Barbee Lake Chain	Yes	Listing Date	3/30/2011
Possession	At Closing	County	Kosciusko
Township	Tippecanoe	Legal Descriptions	LOT 16 1ST ADD TO NICKELS PARK ON SECHRIST LAKE
Approx Year Built	1943	Year Remodeled	2006
Approx # Of Acres	0.14	Approx Lot Dimensions	45 X 140
Elementary School	North Webster	Associated Document Count	1
Middle School	Wawasee	High School	Wawasee
Subdivision	None	Approx Abv Ground SqFt	1810
Apx.Total Finished Sq.Ft	1810	Living Rm -Apx Size	11.6 X 18.6
Dining Rm -Apx Size	8 X 10	Kitchen -Apx Size	16 X 18
Family Rm -Apx Size	14.6 X 18.6	Bedroom 1 -Apx Size	11 X 12
Bedroom 2 -Apx Size	10 X 13	Bedroom 3 -Apx Size	9 X 11
Other 1 -Apx Size	18 X 18	Other 1 -Comments	3-SEASON
Bathroom 1 -Apx Size	FULL	Bathroom 2 -Apx Size	HALF
Laundry -Apx Size	8 X 10	Utility -Apx Size	4.6 X 8
Outbuilding	8 X 16	Garage Style	None
Showing Instructions	CALL OFFICE	Entry Type	SUPRA BOX
Box #	52635247	Directions	B61 LN TO B61E LN, RIGHT ON B60 LN, TO PROPERTY.
Cumulative DOM	1	Cumulative DOMLS	0
Original Price	\$189,500	Agent Hit Count	10
Client Hit Count	53	Update Date	3/31/2011
Days On Market	1	Price/TotFinSQFT	\$104.70

FEATURES

Lot Description	Interior Features	Windows	Water Supply
Water Frontage	Vinyl Floors	Double Pane	Well Private
View	Ceramic Tile	Vinyl Clad	Sewer
Level	Carpet	Insulated	Septic
Basement/Foundation	Window Coverings	Window Treatment	Documents On File
Slab	Ceiling Fan(S)	All	Lead Based Paint
Roof	Smoke Detector	Heating	Prop Disclosure
Shingle	Washer/Dryer Hookup	Gas Forced Air	Lake Info
Exterior Siding	Fireplace	Natural Gas	Ski Lake
Vinyl	None	Cooling	10 mph Speed Limit
Exterior Features	Appliances	Central Air	Pier
Shed	Refrigerator	Water Heater	Prop Tax Ded-Credits
Paved Street	Gas Range/Oven	Gas	None Known

FEATURES

Gutters	Microwave	Amps
Pier	Range Hood	100 Amps Circuit Breakers
Landscaping	Washer	
Trees	Dryer	
Outdoor Lighting	Water Softener Own	
Seawall		

FINANCIAL

Possible Short Sale (Y/N)	No	Foreclosure/REO (Y/N)	No
Rent	N	Apx Annual Tax	\$1,350.00
Tax Id #	0571904060	Parcel #	005-084-119
Assessments	None	Gas Co	NIPSCO
Prop. Owner Assoc. Fees	Voluntary	Electric Company	NIPSCO

ADDENDUM

WONDERFUL SUMMER RETREAT OR YEAR AROUND USE, ENJOY ALL THE LAKE VIEWS FROM THE VAULTED 18 X 18 SUNROOM (WALL OF WINDOWS- MOST POPULAR ROOM), AMPLE LIVING SPACE FOR FAMILY & GUEST, SPACIOUS KITCHEN & DINING AREA (LEADING TO THE SUNROOM), TWO SEPARATE LIVING ROOMS, LAUNDRY ROOM, UTILITY ROOM, GFA FURNACE, CENTRAL A/C, INSULATED WINDOWS, KINETICO WATER SOFTNER, MOUND SEPTIC, CONCRETE SEAWALL, QUIET LAKEFRONT SETTING, TOTAL SQ. FT. INCLUDES SUNROOM.

REMARKS

WONDERFUL SUMMER RETREAT OR YEAR AROUND USE, ENJOY ALL THE LAKE VIEWS FROM THE VAULTED 18 X 18 SUNROOM (WALL OF WINDOWS- MOST POPULAR ROOM), AMPLE LIVING SPACE FOR FAMILY & GUEST, SPACIOUS KITCHEN & DINING AREA (LEADING TO THE SUNROOM), TWO SEPARATE LIVING ROOMS, LAUNDRY ROOM, UTILITY ROOM, GFA FURNACE, CENTRAL A/C, INSULATED WINDOWS, KINETICO WATER SOFTNER, MOUND SEPTIC, CONCRETE SEAWALL, QUIET LAKEFRONT SETTING, ACCESS TO 7 INTER-CONNECTED LAKES, BIG BARBEE IS AN ALL-SPORTS LAKE.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.