

## ALL FIELDS DETAIL



<b>Mls #</b>	27336	<b># Of Bedrooms</b>	4
<b>Status</b>	Active	<b>Full Baths</b>	2
<b>Type</b>	SINGLE FAMILY	<b>Half Baths</b>	0
<b>Address</b>	48 EMS T48A Ln	<b>Garage</b>	Attached
<b>Address 2</b>	(LAKE TIPPECANOE)	<b>Construction</b>	Conventional With Land
<b>City</b>	SYRACUSE		
<b>State</b>	IN		
<b>Zip</b>	46567		
<b>Area</b>	55 - N.E. Kosc. Water		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$284,900		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

## GENERAL

<b>Agent</b>	Patrick J Pfefferkorn - Main: (574) 269 -3801	<b>Listing Office 1</b>	ReMax Rainbow Realtors, Inc. - Main: (574) 269-6911
<b>Comm. Disc.</b>	N	<b>Buyer Broker Commission</b>	2
<b>Zoning</b>	Residential	<b>Lead Paint Disclosure</b>	Y
<b>Buyer(s) Excluded</b>	N	<b>Seller Disclosure</b>	Y
<b>Terms</b>	New Mtg./Cash	<b>Listing Type</b>	Exclusive Right
<b>Style</b>	1.5 Stories	<b>Basement/Foundation</b>	Crawl Space
<b>Owners Last Name</b>	KRACHER	<b>Agent Owned</b>	No
<b>Agent Related</b>	No	<b>Occupancy</b>	Owner
<b>Lake</b>	Tippecanoe Big	<b>Lake Type</b>	Channel
<b>Ski Lakes</b>	Yes	<b>Listing Date</b>	9/28/2010
<b>Possession</b>	Negotiable	<b>County</b>	Kosciusko
<b>Township</b>	Tippecanoe	<b>Legal Descriptions</b>	LOT 1 2ND ADD TO RUSSELLS PK ON SHELTER BAY
<b>Approx Year Built</b>	1977	<b>Year Remodeled</b>	2009
<b>Approx # Of Acres</b>	0.17	<b>Approx Lot Dimensions</b>	75X100
<b>Elementary School</b>	North Webster	<b>Associated Document Count</b>	1
<b>Middle School</b>	Wawasee	<b>High School</b>	Wawasee
<b>Subdivision</b>	Russels Park	<b>Approx Abv Ground SqFt</b>	1600
<b>Apx.Total Finished Sq.Ft</b>	1600	<b>Living Rm -Apx Size</b>	12X16
<b>Living Room-Level</b>	1	<b>Dining Room-Level</b>	1
<b>Dining Rm -Apx Size</b>	7.5X10	<b>Kitchen-Level</b>	1
<b>Kitchen -Apx Size</b>	9X18	<b>Bedroom1-Level</b>	1
<b>Bedroom 1 -Apx Size</b>	10X13.5	<b>Bedroom2-Level</b>	2
<b>Bedroom 2 -Apx Size</b>	12X13	<b>Bedroom 2 -Comments</b>	BALCONY
<b>Bedroom3-Level</b>	2	<b>Bedroom 3 -Apx Size</b>	10.5X13
<b>Bedroom4-Level</b>	2	<b>Bedroom 4 -Apx Size</b>	13X22
<b>Other1-Level</b>	1	<b>Other 1 -Apx Size</b>	10X10
<b>Other 1 -Comments</b>	3-SEASON	<b>Bathroom1-Level</b>	1
<b>Bathroom 1 -Apx Size</b>	FULL	<b>Bathroom2-Level</b>	2
<b>Bathroom 2 -Apx Size</b>	FULL	<b>Laundry-Level</b>	1
<b>Laundry -Apx Size</b>	HU	<b>Outbuilding</b>	N
<b>Garage Style</b>	2 Car Attached	<b>Auto Door</b>	Y
<b>Garage Dimensions</b>	24X24	<b>Showing Instructions</b>	CALL OFFICE
<b>Entry Type</b>	SUPRA BOX	<b>Box #</b>	52635290
<b>Directions</b>	SR. 13 TO 650 N. (CRYSTAL FLASH ROAD), W. TO T48 LN (RUSSELL'S PARK SIGN), W. ON T48A LN, TO HOME.	<b>Cumulative DOM</b>	21
<b>Cumulative DOMLS</b>	21	<b>Original Price</b>	\$284,900
<b>Agent Hit Count</b>	51	<b>Client Hit Count</b>	82
<b>Update Date</b>	9/29/2010	<b>Days On Market</b>	21
<b>Price/TotFinSQFT</b>	\$178.06	<b>Days On MLS</b>	21

## FEATURES

<b>Lot Description</b>	<b>Porch/Patio</b>	<b>Fireplace</b>	<b>Water Heater</b>
Water Frontage	Enclosed Porch	None	Gas
View	Open Deck	<b>Appliances</b>	<b>Amps</b>
<b>Basement/Foundation</b>	Open Balcony	Dishwasher	200 Amps Circuit Breakers
Crawl Space	<b>Landscaping</b>	Refrigerator	<b>Water Supply</b>
<b>Roof</b>	Sprinkler System	Elec Range/Oven	Well 4 inch
Shingle	Seawall	Microwave	<b>Sewer</b>

## FEATURES

<b>Exterior Siding</b> Vinyl	<b>Interior Features</b> Irrigation Pump New Floor Cover New Paint Carpet Ceiling Fan(S) Smoke Detector Washer/Dryer Hookup Laminate Wood Floor	<b>Range Hood</b> <b>Windows</b> Double Pane Insulated <b>Heating</b> Gas Forced Air Natural Gas <b>Cooling</b> Central Air	<b>Septic</b> <b>Documents On File</b> Survey Lead Based Paint Prop Disclosure <b>Lake Info</b> Ski Lake Swimming Beach Pier
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## FINANCIAL

<b>Possible Short Sale (Y/N)</b>	No	<b>Foreclosure/REO (Y/N)</b>	No
<b>Rent</b>	N	<b>Apx Annual Tax</b>	\$1,425.00
<b>Tax Id #</b>	0571300869	<b>Parcel #</b>	005-031-101
<b>State ID #</b>	43-08-08-300-043.000-023	<b>Exemptions</b>	N
<b>Assessments</b>	None	<b>Gas Co</b>	NIPSCO
<b>Prop. Owner Assoc. Fees</b>	Yes	<b>POA Amount</b>	250.00
<b>Owner's Fees Frequency</b>	Annually	<b>Electric Company</b>	REMC

## ADDENDUM

75 FT. OF WIDE CHANNELFRONT, RECENTLY DREDGED, FULL CONCRETE SEAWALL, NEWLY REMODELED INSIDE, MANY RECENT OVERALL IMPROVEMENTS, LARGE BONUS ROOM ABOVE GARAGE COULD SERVE AS MULTIPLE BED SPACE, SPACIOUS 12 X 36 DECK AND 5 X 12 BALCONY- BOTH WITH LAKE VIEWS, GREAT HOME FOR ENTERTAINING, YEAR AROUND USE OR WEEKEND RETREAT, QUIET SETTING, BLUFF SITE, DEDICATED ACCESS TO LAKEFRONT PARK- SWIM BEACH, PIER, BONFIRE PIT, PICNIC AREA, CHANNEL SIDE BOAT RAMP AND BRIDGE, ALL EXCLUSIVELY FOR RUSSELL'S PARK.

## REMARKS

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## ADDITIONAL PICTURES



## DISCLAIMER

This information is deemed reliable, but not guaranteed.