

ALL FIELDS CUSTOMIZABLE



Mls #	27239	# Of Bedrooms	2
Status	Active	Full Baths	1
Type	SINGLE FAMILY	Half Baths	0
Address	173 EMS T32 Ln	Garage	None
Address 2	(-LAKE TIPPECANOE-)	Construction	Conventional With Land
City	LEESBURG		
State	IN		
Zip	46538		
Area	55 - N.E. Kosc. Water		
Class	RESIDENTIAL		
Asking Price	\$139,000		
Sale/Rent	For Sale		

GENERAL

My Info - E-mail	patrickp@remax.net	My Info - Agent Name	Patrick J Pfefferkorn
My Info - Phone Number	Main: (574) 269-3801	My Info - Agent Name and Phone	Patrick J Pfefferkorn - Main: (574) 269-3801
Comm. Disc.	N	Buyer Broker Commission	2.4
Zoning	Residential	Lead Paint Disclosure	Y
Seller Disclosure	Y	Terms	Convent Mortg
Listing Type	Exclusive Right	Style	1 Story
Basement/Foundation	Crawl Space	Occupancy	Owner
Lake	Tippecanoe Big	Lake Type	Recorded Easement
Possession	At Closing	County	Kosciusko
Legal Descriptions	LOT 38 BELL ROHR PARK & PT VAC ST.	Approx Year Built	1960
Year Remodeled	2007	Approx # Of Acres	0.14
Approx Lot Dimensions	50X125	Elementary School	Leesburg
Associated Document Count	1	Middle School	Lakeview
High School	Warsaw	Subdivision	Bel Rohr Park
Approx Abv Ground SqFt	1247	Living Rm -Apx Size	13 x 22
Living Room-Level	1	Kitchen-Level	1
Kitchen -Apx Size	12.6 x 15	Bedroom1-Level	1
Bedroom 1 -Apx Size	14 x 14	Bedroom2-Level	1
Bedroom 2 -Apx Size	9.6 x 14	Bedroom 3 -Apx Size	0
Other1-Level	1	Other 1 -Apx Size	11 x 23
Other 1 -Comments	4-SEASON	Bathroom1-Level	1
Bathroom 1 -Apx Size	6 x 9	Laundry -Apx Size	3 x 12
Outbuilding	14 x 20	Garage Style	None
Auto Door	N	Garage Dimensions	N
Showing Instructions	CALL OFFICE	Entry Type	SUPRA BOX
Box #	52635482	Directions	ARMSTRONG RD. TO 300 E., TO BELL ROHR PARK(T32 LN), CONTINUE TO PROPERTY.
Original Price	\$139,000	Price/TotFinSQFT	\$111.47

FINANCIAL

Rent	N	Apx Annual Tax	\$876.00
Parcel #	029-046-043	Exemptions	N
Assessments	None	Gas Co	NIPSCO
Electric Company	REMC		

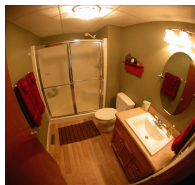
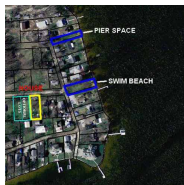
ADDENDUM

WELL MAINTAINED PROPERTY WITH LAKEFRONT PIER SPACE AND SWIM BEACH ACCESS (EXTREMELY RARE OPPORTUNITY), MANY RECENT IMPROVEMENTS - NEW HIGH EFFIECENCY FURNACE AND CENTRAL A/C, NEW BATHROOM, NEW PAINT, NEW WATER HEATER, NEW PLUMBING, NEW FIXTURES, NEW SLIDING DOOR, NEWER ROOF (MEMBRANE), NEWER WATER PUMP, NEWER KITCHEN COUNTER, LARGE OPEN KITCHEN/LIVING, KNOTTY PINE INTERIOR, LARGE ENCLOSED PORCH FOR ADDITIONAL LIVING SPACE, HEATED WORKSHOP/STORAGE, TWO ADJACENT VACANT LOTS AVAILABLE (94 x 125).

REMARKS

WELL MAINTAINED PROPERTY WITH LAKEFRONT PIER SPACE AND SWIM BEACH ACCESS (EXTREMELY RARE OPPORTUNITY), MANY RECENTIMPROVEMENTS - NEW HIGH EFFIECENCY FURNACE AND CENTRAL A/C, NEW BATHROOM, NEW PAINT, NEW WATER HEATER, NEW PLUMBING, NEW FIXTURES, NEW SLIDING DOOR, NEWER ROOF (MEMBRANE), NEWER WATER PUMP, NEWER KITCHEN COUNTER, LARGE OPEN KITCHEN/LIVING, KNOTTY PINE INTERIOR, LARGE ENCLOSED PORCH FOR ADDITIONAL LIVING SPACE, HEATED WORKSHOP/STORAGE, TWO ADJACENT VACANT LOTS AVAILABLE (94 x 125).

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.