

## ALL FIELDS DETAIL



<b>Mls #</b>	9001459	<b># Of Bedrooms</b>	3
<b>Status</b>	Active	<b>Full Baths</b>	2
<b>Type</b>	SINGLE FAMILY	<b>Half Baths</b>	1
<b>Address</b>	102 EMS T17A LN	<b>Garage</b>	Attached
<b>Address 2</b>	(-LAKE TIPPECANOE-)	<b>Construction</b>	Conventional With Land
<b>City</b>	LEESBURG		
<b>State</b>	IN		
<b>Zip</b>	46538		
<b>Area</b>	55 - N.E. Kosc. Water		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$598,000		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

## GENERAL

<b>Originating Database</b>	KOSCIUSKO	<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>	Y
<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 Story
<b>Basement/Foundation</b>	Slab	<b>Owners Last Name</b>	LOWE
<b>Agent Owned</b>	No	<b>Agent Related</b>	No
<b>Occupancy</b>	Owner	<b>Lake</b>	Tippecanoe Big
<b>Lake Type</b>	Lake Front	<b>Ski Lakes</b>	Yes
<b>Listing Date</b>	6/19/2012	<b>Possession</b>	At Closing
<b>County</b>	Kosciusko	<b>Township</b>	Tippecanoe
<b>Legal Descriptions</b>	005-069-046.F LOT 5 WILDWOOD ISLE	<b>Approx Year Built</b>	1976
<b>Year Remodeled</b>	Several	<b>Approx # Of Acres</b>	0.28
<b>Approx Lot Dimensions</b>	90 X 134	<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>	None
<b>Approx Abv Ground SqFt</b>	2264	<b>Apx.Total Finished Sq.Ft</b>	2264
<b>Living Rm -Apx Size</b>	24 X 27	<b>Living Rm -Comments</b>	Fireplace
<b>Kitchen -Apx Size</b>	12 X 20	<b>Kitchen -Comments</b>	Stainless
<b>Family Rm -Apx Size</b>	12 X 20	<b>Family Rm -Comments</b>	Fireplace
<b>Bedroom 1 -Apx Size</b>	12 X 20	<b>Bedroom 2 -Apx Size</b>	11.6 X 15
<b>Bedroom 3 -Apx Size</b>	11.6 X 11.6	<b>Bathroom 1 -Apx Size</b>	10 X 12
<b>Bathroom 2 -Apx Size</b>	6.6 X 11	<b>Bathroom 3 -Apx Size</b>	6.6 X 7.6
<b>Outbuilding</b>	N	<b>Garage Style</b>	2 Car Attached
<b>Auto Door</b>	Y	<b>Garage Dimensions</b>	20 X 22
<b>Showing Instructions</b>	CALL OFFICE	<b>Entry Type</b>	SUPRA BOX
<b>Box #</b>	52625127	<b>Directions</b>	ARMSTRONG ROAD TO 450 E., N. TO T17 LN, TO WILDWOOD ISLE.
<b>Cumulative DOM</b>	6	<b>Cumulative DOMLS</b>	5
<b>Original Price</b>	\$598,000	<b>Agent Hit Count</b>	41
<b>Client Hit Count</b>	58	<b>Update Date</b>	6/25/2012
<b>Days On Market</b>	6	<b>Price/TotFinSQFT</b>	\$264.13
<b>Days On MLS</b>	5		

## FEATURES

<b>Lot Description</b>	<b>Landscaping</b>	<b>Appliances</b>	<b>Water Heater</b>
Water Frontage	Sprinkler System	Dishwasher	Gas
View	Trees	Garbage Disposal	<b>Amps</b>
Level	Seawall	Refrigerator	200 Amps Circuit Breakers
<b>Basement/Foundation</b>	Irrigation Pump	Elec Range/Oven	<b>Water Supply</b>
Slab	<b>Interior Features</b>	Microwave	Well Private
<b>Roof</b>	Ceramic Tile	Water Softener Own	<b>Sewer</b>
Shingle	Carpet	Water Softener-Hook up	Septic
<b>Exterior Siding</b>	Window Coverings	<b>Windows</b>	<b>Documents On File</b>
Wood	Ceiling Fan(S)	Single Pane	Lead Based Paint

**FEATURES**

Stone Veneer	Vaulted Ceiling	Storm Windows	Prop Disclosure
<b>Exterior Features</b>	Smoke Detector	Wood	<b>Warranty Program</b>
Concrete Driveway	Washer/Dryer Hookup	<b>Window Treatment</b>	Not Offered
Paved Street	<b>Fireplace</b>	All	<b>Lake Info</b>
Gutters	Two Or More	<b>Heating</b>	Ski Lake
Pier		Gas Forced Air	Pier
<b>Porch/Patio</b>		Natural Gas	<b>Prop Tax Ded-Credits</b>
Open Patio		<b>Cooling</b>	Homestead Standard
		Central Air	

**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>	3081.20
<b>Tax Id #</b>	0570400470	<b>Parcel #</b>	005-069-046.F
<b>State ID #</b>	43-08-18-100-074.000-023	<b>Exemptions</b>	H
<b>Assessments</b>	None	<b>Gas Co</b>	NIPSCO
<b>Prop. Owner Assoc. Fees</b>	Yes	<b>POA Amount</b>	250.00
<b>Owners Fees Frequency</b>	Annually	<b>Electric Company</b>	NIPSCO

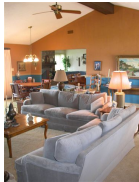
**ADDENDUM**

90' OF WONDERFUL LAKEFRONT LIVING, EXPANSIVE VIEWS, SAND BOTTOM - GREAT SWIMMING, VERY ACCOMMODATING FLOOR PLAN, SPACIOUS LIVING ROOM- VAULTED CEILING W/FIREPLACE, SEPARATE FAMILY ROOM W/ADDITIONAL FIREPLACE, OPEN KITCHEN (CUSTOM CABINETRY, CORIAN COUNTER TOP AND STAINLESS APPLIANCES), OPEN LAKESIDE PATIO W/OUTDOOR FIREPLACE, MANY RECENT IMPROVEMENTS, 2 SEPARATE HEATING/COOLING SYSTEMS, FULL IRRIGATION/SPRINKLER SYSTEM, FULL CONCRETE SEAWALL, LEVEL LOT W/SHADE TREES, NICELY LANDSCAPED, MAINTENANCE-FREE PIER.

**REMARKS**

90' OF WONDERFUL LAKEFRONT LIVING, EXPANSIVE VIEWS, SAND BOTTOM - GREAT SWIMMING, VERY ACCOMMODATING FLOOR PLAN, SPACIOUS LIVING ROOM- VAULTED CEILING W/FIREPLACE, SEPARATE FAMILY ROOM W/ADDITIONAL FIREPLACE, OPEN KITCHEN (CUSTOM CABINETRY, CORIAN COUNTER TOP AND STAINLESS APPLIANCES), OPEN LAKESIDE PATIO W/OUTDOOR FIREPLACE, MANY RECENT IMPROVEMENTS, 2 SEPARATE HEATING/COOLING SYSTEMS, FULL IRRIGATION/SPRINKLER SYSTEM, CONCRETE SEAWALL, LEVEL LOT W /SHADE TREES, NICELY LANDSCAPED, MAINTENANCE-FREE PIER.

**ADDITIONAL PICTURES**



**DISCLAIMER**

This information is deemed reliable, but not guaranteed.