

ALL FIELDS DETAIL



Mls #	23081	# Of Bedrooms	4
Status	Active	Full Baths	3
Type	SINGLE FAMILY	Half Baths	0
Address	1135 COUNTRY CLUB DRIVE	Garage	Attached
Address 2	(WINONA LAKEFRONT)	Construction	Conventional With Land
City	WARSAW		
State	IN		
Zip	46580		
Area	15 - Central Kosc. Water		
Class	RESIDENTIAL		
Asking Price	\$629,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Agent	Patrick J Pfefferkorn - (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	1.5 Stories	Basement/Foundation	Crawl Space
Owners Last Name	MANWARING	Agent Owned	No
Agent Related	No	Occupancy	Owner
Lake	Winona	Lake Type	Lake Front
Barbee Lake Chain	No	Ski Lakes	Yes
Listing Date	12/5/2008	Possession	At Closing
County	Kosciusko	Township	Wayne
Legal Descriptions	LOTS 37,38,39 LESS N 25' + PT VAC PUB WAY YARNELLE	Approx Year Built	1940
Year Remodeled	Various	Approx # Of Acres	0.26
Approx Lot Dimensions	95X120 X 95X116	Elementary School	Eisenhower
Associated Document Count	2	Middle School	Edgewood
High School	Warsaw	Subdivision	None
Approx Abv Ground SqFt	3498	Apx.Total Finished Sq.Ft	3498
Living Rm -Apx Size	18.6 X 28	Living Room -Level	1
Living Rm -Comments	Vaulted	Dining Rm -Apx Size	12 x 14
Dining Room -Level	1	Dining Rm -Comments	Hardwood
Kitchen -Apx Size	10 X 18	Kitchen -Level	1
Kitchen -Comments	Ceramic	Family Rm -Apx Size	14 X 19
Family Room -Level	1	Family Rm -Comments	Wet Bar
Bedroom 1 -Apx Size	15 x 16	Bedroom 1 -Level	2
Bedroom 1 -Comments	Balcony	Bedroom 2 -Apx Size	10 x 19.6
Bedroom 2 -Level	1	Bedroom 3 -Apx Size	11 x 11
Bedroom 3 -Level	2	Bedroom 4 -Apx Size	16 x 21
Bedroom 4 -Level	2	Other 1 -Apx Size	16 X 20
Other 1 -Comments	Vinyl Deck	Bathroom 1 -Apx Size	8 X 8
Bathroom 1 -Level	1	Bathroom 2 -Apx Size	10 x 7.6
Bathroom 2 -Level	2	Bathroom 3 -Apx Size	4 x 7
Bathroom 3 -Level	1	Laundry -Apx Size	7.6 x 8
Laundry -Level	1	Den/Office -Apx Size	10 x 14
Den/Office -Level	2	Outbuilding	N
Garage Style	2 Car Attached	Auto Door	Y
Garage Dimensions	(20 X 26) - (10 X 11)	Showing Instructions	CALL OFFICE
Entry Type	None	Box #	none
Directions	COUNTRY CLUB ROAD TO COUNTRY CLUB DRIVE.	Original Price	\$629,000
Price/TotFinSQFT	\$179.82		

FEATURES

Lot Description	Landscaping	Appliances	Cooling
Water Frontage	Sprinkler System	Dishwasher	Central Air
View	Fence-Wood	Garbage Disposal	Heat Pump
Level	Trees	Refrigerator	Water Heater
Basement/Foundation	Irrigation Pump	Gas Range/Oven	Gas
Crawl Space	Interior Features	Elec Range/Oven	Amps
Poured Concrete	Hardwood Floors	Microwave	200 Amps Circuit Breakers

FEATURES

Roof Metal	Ceramic Tile Carpet	Range Hood Washer Dryer Water Softener Own	Water Supply Well Private Well 4 inch
Exterior Siding Wood Log	Window Coverings Wet Bar Ceiling Fan(S) Vaulted Ceiling Smoke Detector Attic Storage Washer/Dryer Hookup Pantry Breakfast Bar	Windows Double Pane Skylights Insulated	Sewer City Sewer
Exterior Features Paved Driveway Paved Street Pier Swimming Beach	Fireplace One Gas Starter Vented	Window Treatment All	Documents On File Lead Based Paint Prop Disclosure
Porch/Patio Open Patio Open Deck Open Stoop Open Balcony		Heating Gas Forced Air Heat Pump Natural Gas	Lake Info Ski Lake Swimming Beach Pier

FINANCIAL

Apx Annual Tax	\$5,600	Tax Id #	0472600782
Parcel #	43-11-16-300-441.00-032	Exemptions	M / H
Incorporated Area	N	Assessments	None
Gas Co	NIPSCO	Prop. Owner Assoc. Fees	No
Electric Company	NIPSCO		

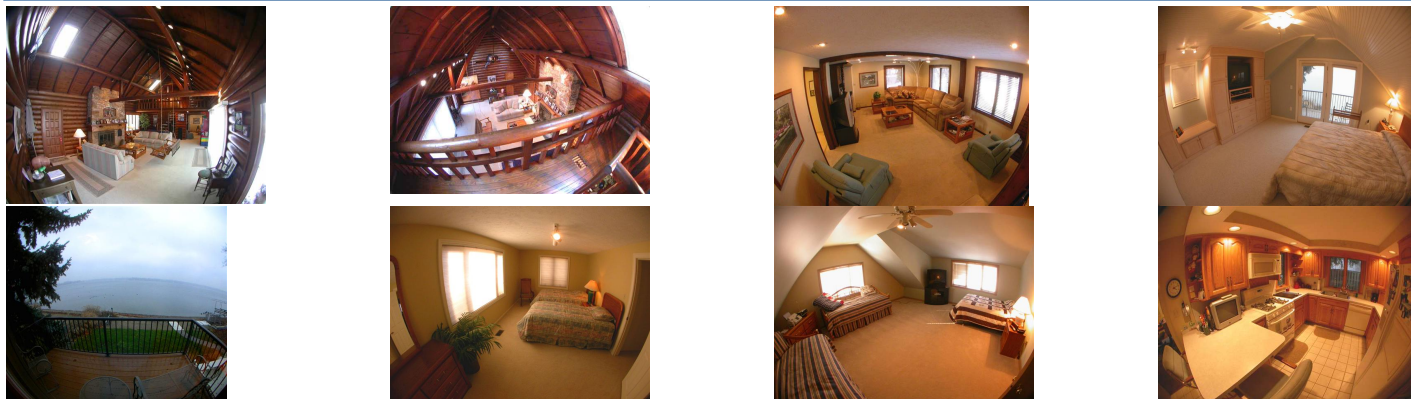
ADDENDUM

COMMANDING VIEWS, 95 FT. OF LAKEFRONT, SANDY BOTTOM, GREAT SWIMMING, WONDERFUL LOG HOME, LODGE STYLE LIVING ROOM, STONE FIREPLACE, OPEN LOFT, SPACIOUS DINING ROOM & FAMILY ROOM W/WET BAR, LARGE BONUS ROOM ABOVE GARAGE, WONDERFUL LAKESIDE VIEWS FROM BEDROOM BALCONY, LARGE MAINTENANCE-FREE DECK, AND OPEN PATIO, NICELY LANDSCAPED, NEWER ROOF, WINDOWS, PAINT, FURNACE, A/C, WATER SOFTENER, KITCHEN, BATH, DECK, 120 FT. OF PIER, SPACIOUS TWO CAR GARAGE WITH SHOP, YEAR AROUND HOME OR SEASONAL RETREAT.

REMARKS

COMMANDING VIEWS, 95 FT. OF LAKEFRONT, SANDY BOTTOM, GREAT SWIMMING, WONDERFUL LOG HOME, LODGE STYLE LIVING ROOM, STONE FIREPLACE, OPEN LOFT, SPACIOUS DINING ROOM & FAMILY ROOM W/WET BAR, LARGE BONUS ROOM ABOVE GARAGE, WONDERFUL LAKESIDE VIEWS FROM BEDROOM BALCONY, LARGE MAINTENANCE-FREE DECK, AND OPEN PATIO, NICELY LANDSCAPED, NEWER ROOF, WINDOWS, PAINT, FURNACE, A/C, WATER SOFTENER, KITCHEN, BATH, DECK, 120 FT. OF PIER, SPACIOUS TWO CAR GARAGE WITH SHOP /STORAGE SPACE, YEAR AROUND HOME OR SEASON RETREAT.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.