

ALL FIELDS DETAIL



Mls #	28370	# Of Bedrooms	3
Status	Active	Full Baths	2
Type	SINGLE FAMILY	Half Baths	0
Address	156 EMS T13C Ln	Garage	None
Address 2	(-LAKE TIPPECANOE-)	Construction	Mfg. W/O Land
City	LEESBURG		
State	IN		
Zip	46538		
Area	55 - N.E. Kosc. Water		
Class	RESIDENTIAL		
Asking Price	\$74,000		
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.	Y	Buyer Broker Commission	2.4
Zoning	Residential	Lead Paint Disclosure	E
Buyer(s) Excluded	N	Seller Disclosure	Y
Terms	New Mtg./Cash	Listing Type	Exclusive Right
Style	1 Story	Basement/Foundation	Piers
Owners Last Name	MAYNARD	Agent Owned	No
Agent Related	No	Occupancy	Owner
Lake	Tippecanoe Big	Lake Type	Channel
Ski Lakes	Yes	Listing Date	4/13/2011
Possession	At Closing	County	Kosciusko
Township	Tippecanoe	Legal Descriptions	Lot 156
Approx Year Built	1996	Approx # Of Acres	0.00
Elementary School	Webster	Associated Document Count	1
Middle School	Wawasee	High School	Wawasee
Subdivision	None	Approx Abv Ground SqFt	1460
Apx.Total Finished Sq.Ft	1460	Living Rm -Apx Size	17 X 22
Dining Rm -Apx Size	12 X 12	Kitchen -Apx Size	13 X 14
Bedroom 1 -Apx Size	14 X 15	Bedroom 1 -Comments	Master
Bedroom 2 -Apx Size	14 X 14	Bedroom 3 -Apx Size	12 X 12
Bathroom 1 -Apx Size	12 X 15	Bathroom 1 -Comments	W/I Closet
Bathroom 2 -Apx Size	6 X 10	Utility -Apx Size	7 X 11
Utility -Comments	Laundry	Outbuilding	12 X 12 Shed
Garage Style	None	Showing Instructions	CALL OFFICE
Entry Type	SUPRA BOX	Box #	52635265
Directions	ARMSTRONG ROAD TO T13 LN, TO T13C LN, ALL THE WAY TO THE END OF T13C LN (LAST HOME).	Title	None
Serial #	TBD	Cumulative DOM	28
Cumulative DOMLS	28	Original Price	\$74,000
Agent Hit Count	36	Client Hit Count	102
Update Date	5/11/2011	Days On Market	28
Price/TotFinSQFT	\$50.68	Days On MLS	28

FEATURES

Lot Description	Porch/Patio	Appliances	Cooling
Water Frontage	Open Deck	Dishwasher	Central Air
View	Open Stoop	Refrigerator	Water Heater
Bluff Site	Landscaping	Elec Range/Oven	Electric
Basement/Foundation	Trees	Range Hood	Amps
Crawl Space	Garden Area	Washer	200 Amps Circuit Breakers
Roof	Interior Features	Dryer	Water Supply
Shingle	New Paint	Water Softener Own	Community
Exterior Siding	Vinyl Floors	Windows	Sewer
Vinyl	Carpet	Double Pane	Other Sewer
Exterior Features	Ceiling Fan(S)	Vinyl Clad	Documents On File
Shed	Vaulted Ceiling	Window Treatment	Prop Disclosure
Paved Street	Smoke Detector	Partial	Lake Info

FEATURES

Gutters	Washer/Dryer Hookup	Heating	Ski Lake
Pier	Garden Tub	Electric Furnace	Pier
	Twin Sink Vanity	Electric	Prop Tax Ded-Credits
			None Known

FINANCIAL

Possible Short Sale (Y/N)	No	Foreclosure/REO (Y/N)	No
Rent	N	Apx Annual Tax	TBD
Tax Id #	TBD	Parcel #	TBD
Exemptions	NONE	Assessments	None
Gas Co	NONE	Prop. Owner Assoc. Fees	Yes
POA Amount	4000.00	Owner's Fees Frequency	Annually
Electric Company	REMC		

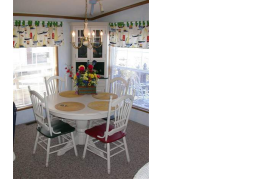
ADDENDUM

BEST LOT IN THE PARK, SITUATED ON A BLUFF SETTING, PRIVATE LOCATION (END OF THE ROAD ADJACENT TO THE WOODS), GREAT LAKE VIEWS, ALSO OVERLOOKING THE NATURAL WETLANDS (BLUE HERON, SWANS, DUCKS, VARIETY OF WILDLIFE), IMPECCABLY MAINTAINED HOME, NICE OPEN FLOOR PLAN, VERY NAUTICAL AND COZY, GREAT VIEWS FROM THE INSIDE, AS WELL AS, THE WRAP-AROUND DECK, WONDERFUL PROPERTY FOR ENTERTAINING, SPACIOUS YARD WITH ROOM TO ROAM, AN UMBRELLA OF SHADE TREES, A STONE'S THROW FROM LAKEFRONT, BROCK DOCK PIER, LOW LOT RENT.

REMARKS

BEST LOT IN THE PARK, SITUATED ON A BLUFF SETTING, PRIVATE LOCATION (END OF THE ROAD ADJACENT TO THE WOODS), GREAT LAKE VIEWS, ALSO OVERLOOKING THE NATURAL WETLANDS (BLUE HERON, SWANS, DUCKS, VARIETY OF WILDLIFE), IMPECCABLY MAINTAINED HOME, NICE OPEN FLOOR PLAN, VERY NAUTICAL AND COZY, GREAT VIEWS FROM THE INSIDE, AS WELL AS, THE WRAP-AROUND DECK, WONDERFUL PROPERTY FOR ENTERTAINING, SPACIOUS YARD WITH ROOM TO ROAM, AN UMBRELLA OF SHADE TREES, A STONE'S THROW FROM LAKEFRONT, BROCK DOCK PIER, LOW LOT RENT.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.