

ALL FIELDS DETAIL



Mls #	25602	# Of Bedrooms	3
Status	Active	Full Baths	2
Type	SINGLE FAMILY	Half Baths	1
Address	6967 N Kalorama Road	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	\$499,000		
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.	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	2 Stories	Basement/Foundation	Crawl Space
Owners Last Name	MITCHELL	Agent Owned	No
Agent Related	No	Occupancy	Vacant
Lake	Tippecanoe Big	Lake Type	Lake Front
Barbee Lake Chain	No	Ski Lakes	Yes
Listing Date	1/8/2010	Possession	DOC
County	Kosciusko	Township	Tippecanoe
Legal Descriptions	LOT 7 & PT VAC LAKE AVE KALORAMA PARK	Approx Year Built	1941
Year Remodeled	1987	Approx # Of Acres	0.25
Approx Lot Dimensions	50 X 215	Elementary School	North Webster
Associated Document Count	1	Middle School	Wawasee
High School	Wawasee	Subdivision	None
Approx Abv Ground SqFt	2500	Apx.Total Finished Sq.Ft	2500
Living Rm -Apx Size	14 X 30	Living Room-Level	2
Dining Room-Level	2	Dining Rm -Apx Size	10 X 17
Kitchen-Level	2	Kitchen -Apx Size	10 X 14
Family Room-Level	1	Family Rm -Apx Size	9 X 14
Bedroom1-Level	1	Bedroom 1 -Apx Size	14 X 29
Bedroom2-Level	1	Bedroom 2 -Apx Size	12 X 18
Bedroom3-Level	1	Bedroom 3 -Apx Size	10 X 12
Other1-Level	2	Other 1 -Apx Size	8 X 16
Other 1 -Comments	FOYER	Bathroom1-Level	1
Bathroom 1 -Apx Size	11 X 11	Bathroom2-Level	2
Bathroom 2 -Apx Size	6 X 8	Bathroom3-Level	1
Bathroom 3 -Apx Size	HALF	Laundry-Level	1
Laundry -Apx Size	HOOK-UP	Outbuilding	10 X 12 SHED
Garage Style	None	Auto Door	N
Garage Dimensions	-	Showing Instructions	CALL
Entry Type	SUPRA BOX	Box #	52635265
Directions	ST. RD. 13 N. TO CRYSTAL FLASH RD. (CR. 650 N.), W. TO SIGN (NEAR COUNTRY CLUB).	Cumulative DOM	11
Cumulative DOMLS	11	Original Price	\$499,000
Agent Hit Count	52	Client Hit Count	86
Days On Market	11	Price/TotFinSQFT	\$199.60
Days On MLS	11		

FEATURES

Lot Description	Porch/Patio	Fireplace	Water Heater
Wooded Lot	Open Deck	One	Electric
Water Frontage	Open Balcony	Appliances	Amps
View	Landscaping	Dishwasher	200 Amps Circuit Breakers
Bluff Site	Trees	Refrigerator	Water Supply
Basement/Foundation	Seawall	Elec Range/Oven	Well Private
Crawl Space	Interior Features	Washer	Sewer

FEATURES

Roof Shingle	Hardwood Floors Ceramic Tile	Dryer	Septic
Exterior Siding Wood	Carpet Ceiling Fan(S)	Windows Double Pane Wood	Documents On File Lead Based Paint Pest Inspections Prop Disclosure
Exterior Features Shed Paved Street Gutters	Vaulted Ceiling Smoke Detector Walk In Closet Cable TV Washer/Dryer Hookup	Heating Gas Forced Air Natural Gas	Lake Info Ski Lake Swimming Beach Pier
		Cooling Central Air	

FINANCIAL

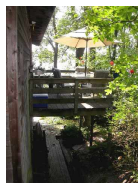
Update Date	1/8/2010	Possible Short Sale (Y/N)	No
Foreclosure/REO (Y/N)	No	Rent	N
Apx Annual Tax	\$1,450.00	Tax Id #	0571302860
Parcel #	005-026-007	State ID #	43-08-07-400-019.000-023
Exemptions	H	Assessments	None
Gas Co	NIPSCO	Prop. Owner Assoc. Fees	Voluntary
Electric Company	REMC		

ADDENDUM

STUNNING VIEWS OF LAKE TIPPECANOE, OLD WORLD CHARM, YEAR AROUND SUNSETS, 50 X 215 NATURAL LOT W/MATURE TREES AND WILDFLOWERS, NATURAL CEDAR SIDING, TWO LARGE DECKS (FRNT. & LAKESIDE) PLUS SIDE BALCONY OFF DINING ROOM, GREAT ROOM 30 X 40, OPEN CONCEPT, CATHEDRAL CEILING, BRICK CHIMNEY, WINDOWS THE LENGTH OF THE LIVING ROOM, YELLOW PINE ENTRY AND KITCHEN FLOORS, CUSTOM VINTAGE KITCHEN, KNOTTY PINE WALLS, ORNAMENTAL SPRING FED POND/PERENNIAL GARDEN, NATURAL STONE SEAWALL W/SANDY BEACH.

REMARKS

STUNNING VIEWS OF LAKE TIPPECANOE, OLD WORLD CHARM, YEAR AROUND SUNSETS, 50 X 215 NATURAL LOT W/MATURE TREES AND WILDFLOWERS, NATURAL CEDAR SIDING, TWO LARGE DECKS (FRNT. & LAKESIDE) PLUS SIDE BALCONY OFF DINING ROOM, GREAT ROOM 30 X 40, OPEN CONCEPT, CATHEDRAL CEILING, BRICK CHIMNEY, WINDOWS THE LENGTH OF THE LIVING ROOM, YELLOW PINE ENTRY AND KITCHEN FLOORS, CUSTOM VINTAGE KITCHEN, KNOTTY PINE WALLS, ORNAMENTAL SPRING FED POND/PERENNIAL GARDEN, NATURAL STONE SEAWALL W/SANDY BEACH.

ADDITIONAL PICTURES**DISCLAIMER**

This information is deemed reliable, but not guaranteed.