

**ALL FIELDS CUSTOMIZABLE**



<b>Mls #</b>	26684	<b># Of Bedrooms</b>	2
<b>Status</b>	Active	<b>Full Baths</b>	2
<b>Type</b>	SINGLE FAMILY	<b>Half Baths</b>	0
<b>Address</b>	78 EMS T29 Ln	<b>Garage</b>	Attached
<b>Address 2</b>	(-OSWEGO LAKE-)	<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>	\$299,000		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>My Info - E-mail</b>	patrickp@remax.net	<b>My Info - Agent Name</b>	Patrick J Pfefferkorn
<b>My Info - Phone Number</b>	Main: (574) 269-3801	<b>My Info - Agent Name and Phone</b>	Patrick J Pfefferkorn - Main: (574) 269-3801
<b>Comm. Disc.</b>	N	<b>Buyer Broker Commission</b>	2.4
<b>Zoning</b>	Residential	<b>Lead Paint Disclosure</b>	Y
<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>	ADAMS
<b>Occupancy</b>	Owner	<b>Lake</b>	Big Tippy/Oswego Combined Search
<b>Lake Type</b>	Channel	<b>Possession</b>	At Closing
<b>County</b>	Kosciusko	<b>Legal Descriptions</b>	PT S 1/2 SE SE 11-33-6 PT N 1/2 NE NE 14-33-6 .41A
<b>Approx Year Built</b>	1962	<b>Year Remodeled</b>	Various
<b>Approx # Of Acres</b>	0.00	<b>Approx Lot Dimensions</b>	140 X 150
<b>Elementary School</b>	Leesburg	<b>Associated Document Count</b>	1
<b>Middle School</b>	Lakeview	<b>High School</b>	Warsaw
<b>Subdivision</b>	None	<b>Approx Abv Ground SqFt</b>	1464
<b>Living Rm -Apx Size</b>	15.6 X 28	<b>Dining Rm -Apx Size</b>	12 X 12
<b>Kitchen -Apx Size</b>	10 X 11	<b>Bedroom 1 -Apx Size</b>	13 X 15.6
<b>Bedroom 2 -Apx Size</b>	11 X 11	<b>Bedroom 3 -Apx Size</b>	-
<b>Bathroom 1 -Apx Size</b>	5 X 10	<b>Bathroom 2 -Apx Size</b>	5 X 10
<b>Laundry -Apx Size</b>	7 X 7	<b>Outbuilding</b>	10 x 12 Shed
<b>Garage Style</b>	2 Car Attached	<b>Auto Door</b>	Y
<b>Garage Dimensions</b>	24 X 32	<b>Showing Instructions</b>	CALL OFFICE
<b>Entry Type</b>	None	<b>Box #</b>	CALOFFICE
<b>Directions</b>	ARMSTRONG ROAD TO 300 E., TO T29 LN, TO PROPERTY.	<b>Original Price</b>	\$299,000
<b>Price/TotFinSQFT</b>	\$204.23		

**FINANCIAL**

<b>Rent</b>	N	<b>Apx Annual Tax</b>	\$1,714.00
<b>Parcel #</b>	029-053-017	<b>Exemptions</b>	N
<b>Assessments</b>	None	<b>Gas Co</b>	NIPSCO
<b>Electric Company</b>	REMC		

**ADDENDUM**

150' OF CHANNELFRONT, FULL CONCRETE SEAWALL, VERY TRANQUIL SETTING, VERY WELL MAINTAINED PROPERTY WITH RECENT IMPROVEMENTS - NEWER FUNANCE, CENTRAL A/C, INSULATED WINDOWS, EXTERIOR PAINT, WATER SOFTENER, SEPTIC FIELD, BATH, OVERSIZE 2 CAR GARAGE WITH SLIDING GLASS DOORS AND PATIO FOR ADDITIONAL LIVING SPACE, VAULTED LIVING W/WALL OF WINDOWS, GAS FIREPLACE, SPACIOUS BEDROOMS, SPRINKLER SYSTEM, MATURE SETTING, SHADE TREES, GARDEN AREA, UTILITY SHED, GREAT HOME FOR ENTERTAINING.

**REMARKS**

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**ADDITIONAL PICTURES**



**DISCLAIMER**

This information is deemed reliable, but not guaranteed.