

ALL FIELDS DETAIL



Mls #	21232	# Of Bedrooms	6
Status	Active	Full Baths	4
Type	SINGLE FAMILY	Half Baths	0
Address	39 EMS T38 LN	Garage	Attached
Address 2	(LAKE TIPPECANOE)	Construction	Conventional With Land
City	LEESBURG		
State	IN		
Zip	46538		
Area	55 - N.E. Kosc. Water		
Class	RESIDENTIAL		
Asking Price	\$995,000		
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	1.6
Zoning	Residential	Lead Paint Disclosure	E
Buyer(s) Excluded	N	Seller Disclosure	Y
Terms	New Mtg./Cash	Listing Type	Exclusive Right
Style	3 Stories	Basement/Foundation	Crawl Space
Owners Last Name	NOBLITT	Agent Owned	No
Agent Related	No	Occupancy	Owner
Lake	Tippecanoe Big	Lake Type	Lake Front
Barbee Lake Chain	No	Ski Lakes	Yes
Listing Date	4/7/2008	Possession	Negotiable
County	Kosciusko	Township	Tippecanoe
Legal Descriptions	LOTS 11 + 12 KALORAMA PARK 2ND ADD.	Approx Year Built	1995
Approx # Of Acres	0.00	Approx Lot Dimensions	80 X 220
Elementary School	North Webster	Associated Document Count	1
Middle School	Wawasee	High School	Wawasee
Subdivision	None	Approx Abv Ground SqFt	7000
Apx.Total Finished Sq.Ft	7000	Living Rm -Apx Size	17 X 44
Living Room -Level	1	Living Rm -Comments	HARDWOOD
Dining Rm -Apx Size	13.6 X 18	Dining Room -Level	1
Dining Rm -Comments	HARDWOOD	Kitchen -Apx Size	15 X 20
Kitchen -Level	1	Kitchen -Comments	HARDWOOD
Family Rm -Apx Size	18 X 22	Family Room -Level	2
Family Rm -Comments	FIREPLACE	Bedroom 1 -Apx Size	28.6 X 29
Bedroom 1 -Level	3	Bedroom 1 -Comments	FIREPLACE
Bedroom 2 -Apx Size	19 X 20	Bedroom 2 -Level	2
Bedroom 2 -Comments	LAKE VIEWS	Bedroom 3 -Apx Size	15.6 X 16
Bedroom 3 -Level	2	Bedroom 3 -Comments	LAKE VIEWS
Bedroom 4 -Apx Size	13.6 X 16	Bedroom 4 -Level	2
Bedroom 4 -Comments	LAKE VIEWS	Bedroom 5 -Apx Size	12.6 X 17
Bedroom 5 -Level	2	Bedroom 5 -Comment	LAKE VIEWS
Other 1 -Apx Size	13.6 X 19	Other 1 -Level	1
Other 1 -Comments	BEDROOM	Other 2 -Apx Size	11 X 40
Other 2 -Level	2	Other 2 -Comments	BONUS ROOM
Bathroom 1 -Apx Size	17 X 23	Bathroom 1 -Level	3
Bathroom 1 -Comments	MSTR SUITE	Bathroom 2 -Apx Size	8 X 12.6
Bathroom 2 -Level	2	Bathroom 3 -Apx Size	8 X 11.6
Bathroom 3 -Level	2	Bathroom 4 -Apx Size	6 X 8.6
Bathroom 4 - Level	1	Outbuilding	N
Garage Style	3 Car Attached	Auto Door	Y
Garage Dimensions	22 X 39	Showing Instructions	CALL AGENT
Entry Type	SUPRA BOX	Box #	52629925
Directions	ST. RD. 13 TO 650 N. (CRYSTAL FLASH ROAD), TURN WEST AND CONTINUE FOR APPROX. 4 MILES TO T38 LN.	Original Price	\$995,000
Days On Market	3	Price/TotFinSQFT	\$142.14
Days On MLS	3		

FEATURES

Lot Description

Water Frontage
View
Level

Basement/Foundation

Crawl Space
Poured Concrete

Roof

Shingle

Exterior Siding

Vinyl

Exterior Features

Concrete Driveway
Paved Street
Gutters

Porch/Patio

Porch Covered
Open Patio

Landscaping

Trees
Outdoor Lighting
Seawall

Interior Features

Hardwood Floors
Carpet
Window Coverings
Whirlpool/Spa
Wet Bar
Ceiling Fan(S)
Smoke Detector
Security System
Walk In Closet
Cable TV
Attic Storage
Washer/Dryer Hookup

Fireplace

Two Or More

Appliances

Dishwasher
Garbage Disposal
Refrigerator
Gas Surface Unit
Microwave
Washer
Dryer
Water Filter
Water Softener Own
Wall Oven (s)

Windows

Double Pane
Insulated

Window Treatment

Shades
All
Blinds/Vertical Blinds

Heating

Geo Thermal

Cooling

Central Air

Water Heater

Electric

Amps

200 Amps Circuit Breakers

Water Supply

Well Private
Well 4 inch

Sewer

Septic

Documents On File

Prop Disclosure
Ariel

Warranty Program

Not Offered

Lake Info

Ski Lake
Swimming Beach
Pier

FINANCIAL

Apx Annual Tax

\$6,700.00

Parcel

005-026-057

Incorporated Area

N

Gas Co

-

Electric Company

REMC

Tax Id

0570701850

Exemptions

Geothermal

Assessments

None

Prop. Owner Assoc. Fees

Voluntary

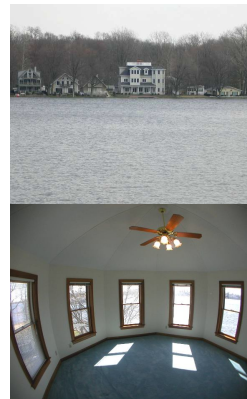
ADDENDUM

COMMANDING LAKEFRONT VIEWS, SPACIOUS HOME- DESIGNED FOR ENTERTAINING LARGE FAMILIES OR GROUP OF FRIENDS, GREAT PROPERTY FOR SHARED OWNERSHIP, LAKE VIEWS FROM EVERY WINDOW, LARGE LAKESIDE PATIO, WONDERFUL SANDY BEACH, SPECTACULAR SUNSETS FROM THIS SIDE OF THE LAKE, EXCEPTIONAL VALUE- ABOVE AVG. FRONTAGE AND TOTAL SQ.FT. COMPARED TO SIMILAR PRICED TIPPY HOMES, IMPRESSIVE VIEWS FROM THE WIDOW'S WALK, 3 CAR GARAGE, GEOTHERMAL, ALL ELECTRIC, HIGH EFFICIENCY, VERY LOW MAINTENANCE FOR SIZE OF HOME.

REMARKS

COMMANDING LAKEFRONT VIEWS, SPACIOUS HOME- DESIGNED FOR ENTERTAINING LARGE FAMILIES OR GROUP OF FRIENDS, GREAT PROPERTY FOR SHARED OWNERSHIP, LAKE VIEWS FROM EVERY WINDOW, LARGE LAKESIDE PATIO, WONDERFUL SANDY BEACH, SPECTACULAR SUNSETS FROM THIS SIDE OF THE LAKE, EXCEPTIONAL VALUE- ABOVE AVG. FRONTAGE AND TOTAL SQ.FT. COMPARED TO SIMILAR PRICED TIPPY HOMES, IMPRESSIVE VIEWS FROM THE WIDOW'S WALK, 3 CAR GARAGE, GEOTHERMAL, ALL ELECTRIC, HIGH EFFICIENCY, VERY LOW MAINTENANCE FOR SIZE OF HOME.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.