

**ALL FIELDS CUSTOMIZABLE**

<b>Mls #</b>	21769	<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>	190 EMS T34 LN	<b>Garage</b>	Attached
<b>Address 2</b>	(LAKE TIPPECANOE)	<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>	\$285,000		
<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>	(574) 269-3801	<b>My Info - Agent Name and Phone</b>	Patrick J Pfefferkorn - (574) 269-3801
<b>Comm. Disc.</b>	N	<b>Buyer Broker Commission</b>	2
<b>Zoning</b>	Residential	<b>Lead Paint Disclosure</b>	N
<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>	Crawl Space	<b>Owners Last Name</b>	190 EMS T34 LN
<b>Occupancy</b>	Vacant	<b>Lake</b>	Tippecanoe Big
<b>Lake Type</b>	Channel	<b>Possession</b>	At Closing
<b>County</b>	Kosciusko	<b>Legal Descriptions</b>	SE PT LOT 36 OLD MILL PLACE & TR SE SIDE 1-33-6
<b>Approx Year Built</b>	1988	<b>Year Remodeled</b>	YES
<b>Approx # Of Acres</b>	0.40	<b>Approx Lot Dimensions</b>	IRREGULAR
<b>Elementary School</b>	Leesburg	<b>Associated Document Count</b>	1
<b>Middle School</b>	Lakeview	<b>High School</b>	Warsaw
<b>Subdivision</b>	Old Mill Place	<b>Approx Abv Ground SqFt</b>	1300
<b>Living Rm -Apx Size</b>	13 X 19	<b>Dining Rm -Apx Size</b>	7.6 X 9
<b>Kitchen -Apx Size</b>	9 X 11.6	<b>Family Rm -Apx Size</b>	10 X 19
<b>Bedroom 1 -Apx Size</b>	13 X 16	<b>Bedroom 2 -Apx Size</b>	12.6 X 12.6
<b>Bedroom 3 -Apx Size</b>	0	<b>Bathroom 1 -Apx Size</b>	6.6 X 12
<b>Bathroom 2 -Apx Size</b>	5.6 X 8.6	<b>Laundry -Apx Size</b>	4 X 5.6
<b>Outbuilding</b>	N	<b>Garage Style</b>	2 Car Attached
<b>Auto Door</b>	Y	<b>Garage Dimensions</b>	23 X 24
<b>Showing Instructions</b>	CALL OFFICE	<b>Entry Type</b>	Combo Box
<b>Box #</b>	CALL4CODE	<b>Directions</b>	LEESBURG
<b>Original Price</b>	\$294,700	<b>Price/TotFinSQFT</b>	\$219.23

**FINANCIAL**

<b>Apx Annual Tax</b>	2400	<b>Parcel #</b>	029-003-014
<b>Exemptions</b>	H-M	<b>Utl/Avg/Mo</b>	LOW
<b>Assessments</b>	None	<b>Gas Co</b>	NIPSCO
<b>Electric Company</b>	REMC		

**ADDENDUM**

WONDERFUL PANORAMIC VIEWS, NEARLY 280 FT. OF FRONTAGE (EXTRA WIDE SEAWALL ON MAIN FRONTAGE), STRATEGICALLY POSITIONED W/WATER VIEWS FROM EVERY WINDOW, MATURE SETTING W/TREMENDOUS PRIVACY, LARGE TWO BEDROOM, TWO FULL BATH, SPACIOUS KITCHEN, LARGE GARAGE W/ BUILT-IN STORAGE SHELVES, DEEP CRAWL SPACE (EXTREMELY DRY), HIGH ELEVATION (WELL ABOVE 100 YR. FLOOD PLAIN), CURRENT FOUNDATION WILL ALLOW FOR ADDITIONAL LOADS (2ND STY.), FULL ASPHALT DRIVE, TWO SEPARATE PIER ARRANGEMENTS, LOW UTILITIES.

**REMARKS**

WONDERFUL PANORAMIC VIEWS, NEARLY 280 FT. OF FRONTAGE (EXTRA WIDE SEAWALL ON MAIN FRONTAGE), STRATEGICALLY POSITIONED W/WATER VIEWS FROM EVERY WINDOW, MATURE SETTING W/TREMENDOUS PRIVACY, LARGE TWO BEDROOM, TWO FULL BATH, SPACIOUS KITCHEN, LARGE GARAGE W/ BUILT-IN STORAGE SHELVES, DEEP CRAWL SPACE (EXTREMELY DRY), HIGH ELEVATION (WELL ABOVE 100 YR. FLOOD PLAIN), CURRENT FOUNDATION WILL ALLOW FOR ADDITIONAL LOADS (2ND STY.), FULL ASPHALT DRIVE, TWO SEPARATE PIER ARRANGEMENTS, LOW UTILITIES (WELL INSULATED).

**ADDITIONAL PICTURES**



**DISCLAIMER**

This information is deemed reliable, but not guaranteed.