

ALL FIELDS DETAIL



Mls #	28389	# Of Bedrooms	4
Status	Active	Full Baths	2
Type	SINGLE FAMILY	Half Baths	1
Address	46 EMS T6A 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	\$294,500		
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	E
Buyer(s) Excluded	N	Seller Disclosure	Y
Terms	New Mtg./Cash	Listing Type	Exclusive Right
Style	1.5 Stories	Basement/Foundation	Full Basement
Owners Last Name	PIPPENGER	Agent Owned	No
Agent Related	No	Occupancy	Owner
Lake	Tippecanoe Litt	Lake Type	Recorded Easement
Ski Lakes	Yes	Listing Date	4/14/2011
Possession	At Closing	County	Kosciusko
Township	Tippecanoe	Legal Descriptions	005-063-059 LOT 43 LAKESIDE DEVELOPMENT 3RD ADD
Approx Year Built	1993	Approx # Of Acres	0.61
Elementary School	North Webster	Associated Document Count	1
Middle School	Wawasee	High School	Wawasee
Subdivision	Lakeside Addition	Approx Abv Ground SqFt	2486
Apx Below Gr SqFt Finishd	1226	Apx.Total Finished Sq.Ft	3712
LL Unfinished	630	Living Rm -Apx Size	20 X 30
Dining Rm -Apx Size	10.6 X 20	Kitchen -Apx Size	10.6 X 13
Family Room-Level	LL	Family Rm -Apx Size	26 X 36
Bedroom 1 -Apx Size	14 X 16	Bedroom 1 -Comments	Master
Bedroom2-Level	UL	Bedroom 2 -Apx Size	10 X 13
Bedroom3-Level	UL	Bedroom 3 -Apx Size	10 X 14
Bedroom4-Level	UL	Bedroom 4 -Apx Size	10 X 13.6
Other1-Level	LL	Other 1 -Apx Size	15.6 X 31.6
Other 1 -Comments	Rec Room	Bathroom 1 -Apx Size	Full
Bathroom 1 -Comments	Master	Bathroom2-Level	UL
Bathroom 2 -Apx Size	Full	Bathroom 3 -Apx Size	Half
Laundry -Apx Size	5.6 X 7	Den/Office -Apx Size	13 X 13.6
Outbuilding	N	Garage Style	3 Car Attached
Auto Door	Y	Garage Dimensions	24 X 32
Showing Instructions	CALL OFFICE	Entry Type	SUPRA BOX
Box #	52635452	Directions	ARMSTRONG ROAD TO LAKESIDE ADDITION (EAST ENTRANCE), TO T6A LN, TO PROPERTY.
Cumulative DOM	7	Cumulative DOMLS	6
Original Price	\$294,500	Agent Hit Count	30
Client Hit Count	19	Update Date	4/21/2011
Days On Market	7	Price/TotFinSQFT	\$79.34
Days On MLS	6		

FEATURES

Lot Description	Porch/Patio	Fireplace	Water Heater
Cul-De-Sac	Open Deck	One	Gas
Irregular	Interior Features	Gas Log	Amps
Level	New Paint	Vented	200 Amps Circuit Breakers
Basement/Foundation	Vinyl Floors	Appliances	Water Supply

FEATURES

Full Basement	Ceramic Tile	Dishwasher	Well Private
Finished	Carpet	Refrigerator	Sewer
Poured Concrete	Window Coverings	Elec Range/Oven	Septic
Daylight Basement	Ceiling Fan(S)	Water Softener Own	Documents On File
Roof	Vaulted Ceiling	Windows	Prop Disclosure
Shingle	Smoke Detector	Double Pane	Lake Info
Exterior Siding	Walk In Closet	Insulated	Ski Lake
Wood	Cable TV	Window Treatment	Swimming Beach
Vinyl	Attic Storage	All	Pier Space
Stone Veneer	Washer/Dryer Hookup	Heating	Prop Tax Ded-Credits
Exterior Features	Sump Pump	Gas Forced Air	Homestead Standard
Concrete Driveway	Laminate Wood Floor	Natural Gas	Mortgage Deduction
Tennis Court		Cooling	
Paved Street		Central Air	
Gutters			
Swimming Beach			
Pier Space			

FINANCIAL

Possible Short Sale (Y/N)	No	Foreclosure/REO (Y/N)	No
Rent	N	Apx Annual Tax	1182.28
Tax Id #	0572600301	Parcel #	005-063-059
State ID #	43-08-16-300-182.000-023	Exemptions	H/M
Assessments	None	Gas Co	NIPSCO
Prop. Owner Assoc. Fees	Yes	POA Amount	150.00
Owner's Fees Frequency	Annually	Electric Company	NIPSCO

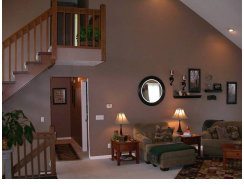
ADDENDUM

SPACIOUS FAMILY HOME (ALL INCLUSIVE NEIGHBORHOOD), OVER 3700 SQ.FT. OF FINISHED LIVING, STUNNING CATHEDRAL ENTRY/GREAT ROOM, OPEN FLOOR PLAN, MAIN LEVEL OWNER'S SUITE, SPACIOUS ROOMS, FINISHED DAYLIGHT LOWER LEVEL WITH A TREMENDOUS AMOUNT OF SPACE (FAMILY ROOM, REC. ROOM, AMPLE STORAGE, AND WORKSHOP AREA), 3 CATT. GARAGE, SPACIOUS YARD W/OPEN DECK, OFFERING VERY SHORT WALKING DISTANCE TO TENNIS COURT, BEACH VOLLEYBALL, PLAYGROUND, PRIVATE CLUBHOUSE, SWIM /BEACH EASEMENT, AND BOAT DOCKING EASEMENT

REMARKS

SPACIOUS FAMILY HOME (ALL INCLUSIVE NEIGHBORHOOD), OVER 3700 SQ.FT. OF FINISHED LIVING, STUNNING CATHEDRAL ENTRY/GREAT ROOM, OPEN FLOOR PLAN, MAIN LEVEL OWNER'S SUITE, SPACIOUS ROOMS, FINISHED DAYLIGHT LOWER LEVEL WITH A TREMENDOUS AMOUNT OF SPACE (FAMILY ROOM, REC. ROOM, AMPLE STORAGE, AND WORKSHOP AREA), 3 CATT. GARAGE, SPACIOUS YARD W/OPEN DECK, OFFERING VERY SHORT WALKING DISTANCE TO TENNIS COURT, BEACH VOLLEYBALL, PLAYGROUND, PRIVATE CLUBHOUSE, SWIM /BEACH EASEMENT, AND BOAT DOCKING EASEMENT.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.