

ALL FIELDS DETAIL



Mls #	21948	# Of Bedrooms	3
Status	Active	Full Baths	1
Type	SINGLE FAMILY	Half Baths	0
Address	23 EMS T45A LN	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	\$449,700		
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	2
Zoning	Residential	Lead Paint Disclosure	Y
Buyer(s) Excluded	Y	Seller Disclosure	Y
Terms	New Mtg./Cash	Listing Type	Exclusive Right
Style	2 Stories	Basement/Foundation	Slab
Owners Last Name	POLLEN	Agent Owned	No
Agent Related	No	Occupancy	Owner
Lake	Tippecanoe Big	Lake Type	Lake Front
Ski Lakes	Yes	Listing Date	6/24/2008
Possession	At Closing	County	Kosciusko
Township	Tippecanoe	Legal Descriptions	TR W PT LOT 3 SE 7-33-7
Approx Year Built	1938	Year Remodeled	YES
Approx # Of Acres	0.12	Approx Lot Dimensions	42 X 124
Elementary School	Webster	Associated Document Count	1
Middle School	Wawasee	High School	Wawasee
Subdivision	None	Approx Abv Ground SqFt	1782
Apx.Total Finished Sq.Ft	1782	Living Rm -Apx Size	20 X 20
Dining Rm -Apx Size	8 X 10	Kitchen -Apx Size	10 X 14
Bedroom 1 -Apx Size	10 X 21	Bedroom 1 -Level	UL
Bedroom 2 -Apx Size	8.6 X 17	Bedroom 2 -Level	UL
Bedroom 3 -Apx Size	11 X 12.6	Bedroom 3 -Level	UL
Other 1 -Apx Size	9 X 23	Other 1 -Comments	ScreenPorch
Other 2 -Apx Size	9 X 23	Other 2 -Level	UL
Other 2 -Comments	ScreenPorch	Bathroom 1 -Apx Size	6 X 8
Bathroom 1 -Level	UL	Outbuilding	Shed
Garage Style	None	Showing Instructions	CALL OFFICE
Entry Type	SUPRA BOX	Box #	52635284
Directions	STATE RD. 13 TO CRYSTAL FLASH RD., WEST TO T45 LN, TO T45A LN.	Original Price	\$449,700
Days On Market	1	Price/TotFinSQFT	\$252.36

FEATURES

Lot Description	Exterior Features	Fireplace	Water Heater
Water Frontage	Shed	None	Electric
View	Paved Street	Appliances	Amps
Bluff Site	Porch/Patio	Refrigerator	100 Amps Circuit Breakers
Level	Enclosed Porch	Gas Range/Oven	Water Supply
Basement/Foundation	Open Patio	Microwave	Well Private
Slab	Landscaping	Windows	Sewer
Roof	Trees	Single Pane	Septic
Metal	Seawall	Storm Windows	Documents On File
Exterior Siding	Interior Features	Window Treatment	Lead Based Paint
Wood	Hardwood Floors	All	Prop Disclosure
	Vinyl Floors	Heating	Lake Info
	Carpet	Gas Forced Air	Ski Lake
	Window Coverings	Propane	Swimming Beach
	Ceiling Fan(S)	Cooling	Pier
	Smoke Detector	Central Air	

FINANCIAL

Apx Annual Tax	\$1,300.00	Tax Id #	0571600920
Parcel #	43-08-07-200-870.000-023	Exemptions	N
Incorporated Area	N	Assessments	None
Gas Co	NIPSCO	Prop. Owner Assoc. Fees	Voluntary
Electric Company	REMC		

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.