

CLIENT DETAIL

Selected



Mls #	9000607	# Of Bedrooms	3
Status	Active	Full Baths	2
Type	SINGLE FAMILY	Half Baths	0
Address	75 EMS T16 LN	Garage	None
Address 2	(- LAKE TIPPECANOE -)	Construction	Mfg.W/Land
City	LEESBURG	County	Kosciusko
State	IN	Approx Year Built	1988
Zip	46538	Lake	Tipppecanoe Big Channel
Area	55 - N.E. Kosc. Water	Lake Type	Channel
Class	RESIDENTIAL	Approx # Of Acres	0.17
Asking Price	\$144,400	Garage Style	None
Style	1 Story	Subdivision	None

GENERAL

Zoning	Residential E	Kitchen -Comments	
Lead Paint Disclosure		Family Rm -Apx Size	
Terms	New Mtg./Cash	Family Room-Level	
Basement/Foundation	Crawl Space	Family Rm -Comments	
Occupancy	Owner	Bedroom 1 -Apx Size	13 X 13
Possession	Negotiable	Bedroom1-Level	
Legal Descriptions	005-072-027	Bedroom 1 -Comments	
	LOT 13	Bedroom 2 -Apx Size	10.6 X 11.6
	NEIBERT PARK	Bedroom2-Level	
	POPENFOOSE	Bedroom 2 -Comments	
	ADD	Bedroom 3 -Apx Size	10 X 10.6
Year Remodeled		Bedroom3-Level	
Price Per Acre		Bedroom 3 -Comments	
Approx Lot Dimensions	60 X 125	Bedroom 4 -Apx Size	
Approx Abv Ground SqFt	1341	Bedroom4-Level	
Apx Below Gr SqFt Finishd		Bedroom 4 -Comments	
Elementary School	North Webster	Bathroom 1 -Apx Size	Full
Middle School	Wawasee	Bathroom1-Level	
High School	Wawasee	Bathroom 1 -Comments	
LL Unfinished		Den/Office -Apx Size	
Living Rm -Apx Size	16.6 X 20	Den/Office-Level	
Living Room-Level		Den/Office -Comments	
Living Rm -Comments		Directions	ARMSTRONG ROAD TO 450 E., TO T16 LN, TO PROPERTY.
Dining Rm -Apx Size			

FEATURES

Lot Description	Water Frontage, View, Bluff Site	Window Treatment	All	Sewer	Septic
Basement /Foundation	Crawl Space, Poured Concrete	Interior Features	Vinyl Floors, Carpet, Vaulted Ceiling, Smoke Detector, Washer /Dryer Hookup, Garden Tub	Water Heater	Electric
Roof	Shingle	Windows	Single Pane	Heating	Gas Forced Air, Natural Gas
Exterior Features	Shed, Paved Street, Gutters, Pier	Appliances	Refrigerator, Gas Range/Oven, Range Hood, Washer, Dryer, Water Softener Own	Documents On File	Prop Disclosure
Exterior Siding	Vinyl	Fireplace	None	Cooling	Central Air
Porch/Patio	Open Deck	Landscapin g	Trees, Outdoor Lighting, Seawall	Water Supply	Well 4 inch
Lake Info	Ski Lake, Pier			Amps	100 Amps Circuit Breakers

FINANCIAL

Rent	N	Exemptions	N	Electric Company	REMC
Apx Annual Tax	1008.36	Utl/Avg/Mo		Gas Co	NIPSCO
Parcel #	005-072-027	Assessments	None		

REMARKS

60' OF CHANNEL FRONTAGE, A STONE'S THROW FROM BIG TIPPY, PRIVATE SETTING, LOW MAINTENANCE, VERY AFFORDABLE YEAR AROUND LIVING OR WONDERFUL WEEKEND RETREAT, WELL MAINTAINED, BLUFF SETTING (HIGH & DRY), Poured concrete foundation, split floor plan, vaulted ceiling, multi-level channel side deck for entertaining (great views), concrete seawall with maintenance-free pier system (electric at seawall), spacious (8 x 10) storage shed, ample parking, low taxes and utilities, great fishing channel.

This information is deemed reliable, but not guaranteed.

My Info - Agent Name and Phone **Patrick J Pfefferkorn - Main: (574) 269-3801**