

ALL FIELDS DETAIL



Mls #	25923	# Of Bedrooms	3
Status	Active	Full Baths	2
Type	SINGLE FAMILY	Half Baths	0
Address	34 Fairlane Drive	Garage	Attached
Address 2	(-WINONA LAKE-)	Construction	Conventional With Land
City	WARSAW		
State	IN		
Zip	46580		
Area	15 - Central Kosc. Water		
Class	RESIDENTIAL		
Asking Price	\$279,800		
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.	Y	Buyer Broker Commission	2
Zoning	Residential	Lead Paint Disclosure	Y
Buyer(s) Excluded	N	Seller Disclosure	Y
Terms	New Mtg./Cash	Listing Type	Exclusive Right
Style	1 Story	Basement/Foundation	Crawl Space
Owners Last Name	SOLLOWAY	Agent Owned	No
Agent Related	No	Occupancy	Owner
Lake	Winona	Lake Type	Channel
Ski Lakes	Yes	Listing Date	3/8/2010
Possession	At Closing	County	Kosciusko
Township	Wayne	Legal Descriptions	Lot 34 Fairlane SD 1
Approx Year Built	1965	Approx # Of Acres	0.29
Approx Lot Dimensions	110 X 115	Elementary School	Lincoln
Associated Document Count	1	Middle School	Lakeview
High School	Warsaw	Subdivision	None
Approx Abv Ground SqFt	1601	Apx.Total Finished Sq.Ft	1601
Living Rm -Apx Size	14 X 24	Dining Rm -Apx Size	10 X 10.6
Kitchen -Apx Size	9 X 11	Bedroom 1 -Apx Size	14 X 18
Bedroom 2 -Apx Size	13 X 14	Bedroom 3 -Apx Size	11.6 X 14
Bedroom 4 -Apx Size	10.6 X 12	Other 1 -Apx Size	13.6 X 15
Other 1 -Comments	4-Season	Other 2 -Apx Size	5 X 15
Other 2 -Comments	Entry	Bathroom 1 -Apx Size	9.6 X 11
Bathroom 2 -Apx Size	6 X 10	Laundry -Apx Size	3.6 X 7
Outbuilding	N	Garage Style	2 Car Attached
Auto Door	Y	Garage Dimensions	23 X 23
Showing Instructions	CALL OFFICE 24 HR Notice	Entry Type	SUPRA BOX
Box #	52635265	Directions	SMITH STREET TO FAIRLANE DRIVE, TO PROPERTY (West Channel).
Cumulative DOM	0	Cumulative DOMLS	0
Original Price	\$279,800	Agent Hit Count	14
Client Hit Count	18	Price/TotFinSQFT	\$174.77

FEATURES

Lot Description	Landscaping	Appliances	Water Heater
Water Frontage	Trees	Dishwasher	Gas
View	Irrigation Pump	Garbage Disposal	Amps
Level	Interior Features	Refrigerator	100 Amps Circuit Breakers
Basement/Foundation	New Floor Cover	Elec Range/Oven	Water Supply
Crawl Space	New Paint	Microwave	Well 4 inch
Poured Concrete	Ceramic Tile	Range Hood	Sewer
Roof	Carpet	Washer	City Sewer
Shingle	Window Coverings	Dryer	Documents On File
Exterior Siding	Ceiling Fan(S)	Water Softener Own	Survey
Brick	Smoke Detector	Windows	Lead Based Paint
Wood	Cable TV	Double Pane	Prop Disclosure
Exterior Features	Attic Storage	Window Treatment	Lake Info
Concrete Driveway	Attic Fan	All	Ski Lake
Paved Street	Washer/Dryer Hookup	Heating	Pier
Porch/Patio	Laminate Wood Floor	Electric Baseboard	

FEATURES

Enclosed Porch
Covered Patio
Open Deck

Fireplace
One
Gas Log

Gas Forced Air
Natural Gas
Cooling
Central Air

FINANCIAL

Update Date	3/8/2010	Possible Short Sale (Y/N)	No
Foreclosure/REO (Y/N)	No	Rent	N
Apx Annual Tax	\$2,303.00	Tax Id #	0472200199
Parcel #	004-074-037	State ID #	43-11-16-400-188.000-032
Exemptions	H&M	Assessments	None
Gas Co	NIPSCO	Prop. Owner Assoc. Fees	No
Electric Company	NIPSCO		

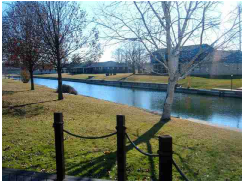
ADDENDUM

SUPERB WINONA LAKE CHANNELFRONT PROPERTY* ABOVE AVERAGE WATER FRONTAGE (110 FT)* FULL CONCRETE SEAWALL* WONDERFUL USE OF SPACE THROUGHOUT* 3-4 BEDROOM* 2 FULL BATH* SPACIOUS LIVING ROOM W/FIREPLACE* 4-SEASON ROOM WITH WALL OF WINDOWS & LARGE ADJOINING DECK (ENJOY ALL THE WATER VIEWS)* MODERNIZED KITCHEN W/ SHARED DINING* ALL APPLIANCES INCLUDED* THIS IS A VERY WELL BUILT HOME WITH MANY RECENT IMPROVEMENTS* 2 CATT GARAGE* FULL CONCRETE DRIVEWAY* NICELY LANDSCAPED W/SEVERAL SHADE TREES.

REMARKS

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ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.