

ALL FIELDS DETAIL



Mls #	9001479	# Of Bedrooms	3
Status	Active	Full Baths	2
Type	SINGLE FAMILY	Half Baths	0
Address	115 EMS T31 LN	Garage	Detached
City	LEESBURG	Construction	Conventional With Land
State	IN		
Zip	46538		
Area	55 - N.E. Kosc. Water		
Class	RESIDENTIAL		
Asking Price	\$495,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Originating Database	KOSCIUSKO	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	1.6	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	STONGER
Agent Owned	No	Agent Related	No
Occupancy	Owner	Lake	Tippecanoe Big
Lake Type	Lake Front	Ski Lakes	Yes
Listing Date	6/22/2012	Possession	At Closing
County	Kosciusko	Township	Plain
Legal Descriptions	029-046-064 LOT 6 BELLROHR PARK 1ST ADD	Approx Year Built	1951
Year Remodeled	2009	Approx # Of Acres	0.23
Approx Lot Dimensions	50 X 198	Elementary School	Leesburg
Associated Document Count	1	Middle School	Lakeview
High School	Warsaw	Subdivision	Bel Rohr Park
Approx Abv Ground SqFt	1798	Apx.Total Finished Sq.Ft	1798
Living Rm -Apx Size	14 X 28	Living Rm -Comments	Fireplace
Kitchen -Apx Size	10 X 16	Bedroom 1 -Apx Size	11 X 15
Bedroom 1 -Comments	Hardwood	Bedroom 2 -Apx Size	11.6 X 13
Bedroom 2 -Comments	Hardwood	Bedroom 3 -Apx Size	11.6 X 13
Bedroom 3 -Comments	Hardwood	Bedroom 4 -Apx Size	14 X 15.6
Bedroom 4 -Comments	Pos 4th Bed	Other 1 -Apx Size	10 X 12
Other 1 -Comments	Foyer	Bathroom 1 -Apx Size	10 X 12.6
Bathroom 2 -Apx Size	7 X 9	Outbuilding	N
Garage Style	2 Car Detached	Auto Door	Y
Garage Dimensions	22 X 24	Showing Instructions	CALL OFFICE
Entry Type	SUPRA BOX	Box #	52635482
Directions	ARMSTRONG ROAD TO 300 E., N. TO T31 LN, TO HOME.	Cumulative DOM	9
Cumulative DOMLS	6	Original Price	\$495,000
Agent Hit Count	42	Client Hit Count	62
Update Date	7/1/2012	Days On Market	9
Price/TotFinSQFT	\$275.31	Days On MLS	6

FEATURES

Lot Description	Landscaping	Appliances	Water Heater
Water Frontage	Sprinkler System	Dishwasher	Gas
View	Trees	Refrigerator	Amps
Bluff Site	Outdoor Lighting	Elec Range/Oven	200 Amps Circuit Breakers
Level	Seawall	Microwave	Water Supply
Basement/Foundation	Interior Features	Washer	Well Private
Crawl Space	Hardwood Floors	Dryer	Well 4 inch
Block	Vinyl Floors	Water Softener Own	Sewer
Roof	Ceramic Tile	Water Softener-Hook up	Septic
Shingle	Carpet	Windows	Documents On File

FEATURES

Exterior Siding Vinyl Stone Veneer	Ceiling Fan(S) Vaulted Ceiling Smoke Detector	Double Pane Vinyl Clad Insulated	Lead Based Paint Prop Disclosure
Exterior Features Rock Driveway Paved Street Gutters Pier	Cable TV Washer/Dryer Hookup Fireplace One Gas Log	Window Treatment All Heating Gas Forced Air Natural Gas Cooling Central Air	Lake Info Ski Lake Pier Prop Tax Ded-Credits None Known
Porch/Patio Enclosed Porch Open Patio Open Deck Covered Stoop			

FINANCIAL

Possible Short Sale (Y/N)	No	Foreclosure/REO (Y/N)	No
Rent	N	Apx Annual Tax	3783.92
Tax Id #	2970800540	Parcel #	029-046-064
State ID #	43-07-12-400-097.000-016	Exemptions	NONE
Assessments	None	Gas Co	NIPSCO
Prop. Owner Assoc. Fees	Yes	POA Amount	204.00
Owners Fees Frequency	Annually	Electric Company	REMC

ADDENDUM

THIS PROPERTY SPEAKS FOR ITSELF, COTTAGE CHARM THROUGHOUT THIS ENTIRE HOME, RECENTLY REMODELED WITH ATTENTION TO DETAIL, ORIGINAL KNOTTY PINE WALLS/CEILINGS, HARDWOOD FLOORS, CUSTOM KITCHEN, COZY LIVING ROOM W/FIREPLACE, SPACIOUS ENCLOSED PORCH (BOTH WITH SUPERB VIEWS OF THE LAKE), MAINTENANCE-FREE DECK AND SEPARATE LAKESIDE PATIO W/FIRE PIT, MATURE SETTING W/SHADE TREES, SPACIOUS YARD, ONE OF KIND PLACE- PERFECT FOR ENTERTAINING FAMILY & GUEST, JUST A SAMPLE OF THE MANY FEATURES OFFERED.

REMARKS

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ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable, but not guaranteed.