

ALL FIELDS DETAIL



Mls #	23513	# Of Bedrooms	4
Status	Active	Full Baths	2
Type	SINGLE FAMILY	Half Baths	0
Address	25 EMS C22 LN	Garage	None
Address 2	Little Chapman Lakefront	Construction	Conventional With Land
City	WARSAW		
State	IN		
Zip	46582		
Area	15 - Central Kosc. Water		
Class	RESIDENTIAL		
Asking Price	\$299,000		
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	2.0
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	Walk Out
Owners Last Name	STOUDER	Agent Owned	No
Agent Related	No	Occupancy	Vacant
Lake	Chapman Little	Lake Type	Lake Front
Barbee Lake Chain	No	Listing Date	1/28/2009
Possession	DOC	County	Kosciusko
Township	Plain	Legal Descriptions	LOT 21+W 1/2 VAC STP BET LOTS 21,38 LAKEWOOD PARK
Approx Year Built	1950	Year Remodeled	VAR.
Approx # Of Acres	0.27	Approx Lot Dimensions	50 X 220
Elementary School	Harrison	Associated Document Count	1
Middle School	Lakeview	High School	Warsaw
Subdivision	None	Approx Abv Ground SqFt	936
Apx Below Gr SqFt Finishd	2300	Apx.Total Finished Sq.Ft	3236
LL Unfinished	72	Living Rm -Apx Size	13 X 20
Living Room -Level	1	Dining Room -Level	1
Dining Rm -Comments	IN KITCHEN	Kitchen -Apx Size	10 X 16
Kitchen -Level	1	Family Rm -Apx Size	15 X 27
Family Room -Level	LL	Bedroom 1 -Apx Size	11 X 12
Bedroom 1 -Level	1	Bedroom 2 -Apx Size	11 X 12
Bedroom 2 -Level	1	Bedroom 3 -Apx Size	10 X 11
Bedroom 3 -Level	LL	Bedroom 4 -Apx Size	9 X 18
Bedroom 4 -Level	LL	Other 1 -Apx Size	10 X 13
Other 1 -Level	LL	Bathroom 1 -Apx Size	4.6 X 8
Bathroom 1 -Level	1	Bathroom 2 -Apx Size	4.6 X 8
Bathroom 2 -Level	LL	Laundry -Apx Size	8 X 10
Laundry -Level	LL	Outbuilding	LAKESIDE SHED
Garage Style	None	Showing Instructions	CONTACT OFFICE
Entry Type	SUPRA BOX	Box #	52625080
Directions	OLD 30 E. TO 300 E., N. TO EMS C22 LN, W. TO SIGN.	Original Price	\$299,000
Days On Market	3	Price/TotFinSQFT	\$92.40
Days On MLS	2		

FEATURES

Lot Description	Porch/Patio	Appliances	Water Heater
Water Frontage	Enclosed Porch	Dishwasher	Gas
View	Open Patio	Refrigerator	Amps
Bluff Site	Open Deck	Gas Range/Oven	100 Amps Circuit Breakers
Basement/Foundation	Landscaping	Microwave	Water Supply
Full Basement	Fence-Wood	Range Hood	Well Private
Walk Out	Trees	Washer	Sewer
Finished	Seawall	Dryer	Septic
Block	Interior Features	Water Softener Own	Documents On File
Egress	Hardwood Floors	Water Softener-Hook up	Lead Based Paint
Roof	Vinyl Floors	Windows	Prop Disclosure

FEATURES

Shingle Membrane Exterior Siding Vinyl Exterior Features Rock Driveway Shed Paved Street Gutters	Ceramic Tile Carpet Window Coverings Ceiling Fan(S) Smoke Detector Cable TV Attic Storage Washer/Dryer Hookup Fireplace One	Double Pane Vinyl Clad Insulated Heating Gas Hot Water Wall Furnace Natural Gas Cooling Window Ac	Lake Info Ski Lake 10 mph Speed Limit Swimming Beach Pier
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FINANCIAL

Apx Annual Tax	1,113.00	Tax Id #	2970801520
Parcel #	029-140-045	State ID #	43-07-35-200-171.000-016
Exemptions	H	Incorporated Area	N
Assessments	Ditch Assessmen	Gas Co	NIPSCO
Prop. Owner Assoc. Fees	Voluntary	Electric Company	NIPSCO

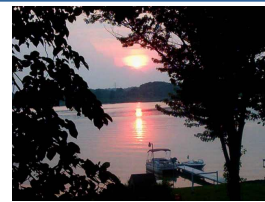
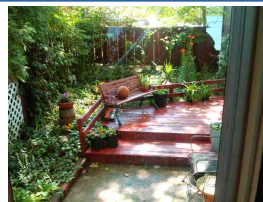
ADDENDUM

COMMANDING VIEWS OF LITTLE CHAPMAN LAKE, HIGH & DRY BLUFF SETTING, SPECTACULAR SUNSETS, GREAT SWIMMING (SANDY BOTTOM) , MULTI-LEVEL PORCH, PATIO, AND DECK, ACCOMMODATING FLOOR PLAN OFFERS 2 SEPARATE & FULLY FUNCTIONAL LIVING AREAS, IDEAL FOR LARGER FAMILIES OR GUESTS (WONDERFUL FAMILY RETREAT), MANY RECENT IMPROVEMENTS, NICELY LANDSCAPED, MATURE SETTING WITH SHADE TREES, ABUNDANT STORAGE SPACE, A STONE'S THROW FROM BIG CHAPMAN LAKE (ALL-SPORTS).

REMARKS

COMMANDING VIEWS OF LITTLE CHAPMAN LAKE, HIGH & DRY BLUFF SETTING, SPECTACULAR SUNSETS, GREAT SWIMMING (SANDY BOTTOM) , MULTI-LEVEL PORCH, PATIO, AND DECK, ACCOMMODATING FLOOR PLAN OFFERS 2 SEPARATE & FULLY FUNCTIONAL LIVING AREAS, IDEAL FOR LARGER FAMILIES OR GUESTS (WONDERFUL FAMILY RETREAT), MANY RECENT IMPROVEMENTS, NICELY LANDSCAPED, MATURE SETTING WITH SHADE TREES, ABUNDANT STORAGE SPACE, A STONE'S THROW FROM BIG CHAPMAN LAKE (ALL-SPORTS).

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.