

ALL FIELDS DETAIL



Mls #	28305	# Of Bedrooms	5
Status	Active	Full Baths	4
Type	SINGLE FAMILY	Half Baths	0
Address	67 EMS T36 Ln	Garage	Detached
Address 2	(-LAKE TIPPECANOE-)	Construction	Conventional With Land
City	LEESBURG		
State	IN		
Zip	46538		
Area	55 - N.E. Kosc. Water		
Class	RESIDENTIAL		
Asking Price	\$649,000		
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.	N	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	2 Stories	Basement/Foundation	Crawl Space
Owners Last Name	BUCHE	Agent Owned	No
Agent Related	No	Occupancy	Owner
Lake	Tippecanoe Big	Lake Type	Lake Front
Barbee Lake Chain	No	Ski Lakes	Yes
Listing Date	4/7/2011	Possession	DOC
County	Kosciusko	Township	Plain
Legal Descriptions	LOT 25 + LOT 3 LESS W 8' 1ST ADD FRAZIERS LANDING	Approx Year Built	1972
Year Remodeled	2006	Approx # Of Acres	0.25
Approx Lot Dimensions	50 X 215 + 50 X 82	Elementary School	Leesburg
Associated Document Count	1	Middle School	Lakeview
High School	Warsaw	Subdivision	None
Approx Abv Ground SqFt	3452	Apx.Total Finished Sq.Ft	3452
Living Rm -Apx Size	15 X 23	Living Room-Level	1
Living Rm -Comments	FIREPLACE	Dining Room-Level	1
Dining Rm -Apx Size	11 X 13	Kitchen-Level	1
Kitchen -Apx Size	10.6 X 12.6	Family Room-Level	1
Family Rm -Apx Size	18.6 X 19.6	Bedroom1-Level	2
Bedroom 1 -Apx Size	15.6 X 23	Bedroom 1 -Comments	BALCONY
Bedroom2-Level	2	Bedroom 2 -Apx Size	12 X 23
Bedroom3-Level	2	Bedroom 3 -Apx Size	10.6 X 12
Bedroom4-Level	1	Bedroom 4 -Apx Size	9.6 X 12
Bedroom 5 -Apx Size	9 X 15	Bedroom5-Level	1
Other1-Level	1	Other 1 -Apx Size	9 X 9.6
Other 1 -Comments	WET BAR	Other2-Level	2
Other 2 -Apx Size	12.6 X 20.6	Other 2 -Comments	BONUS LIV.
Bathroom1-Level	2	Bathroom 1 -Apx Size	9.6 X 10.6
Bathroom2-Level	2	Bathroom 2 -Apx Size	8.6 X 9.6
Bathroom3-Level	1	Bathroom 3 -Apx Size	7 X 10
Bathroom 4 -Apx Size	5.6 X 10.6	Bathroom4-Level	2
Laundry -Apx Size	HU	Utility-Level	1
Utility -Apx Size	10 X 10	Outbuilding	5 X 9 LAKE SHED
Garage Style	3 Car Detached	Auto Door	Y
Garage Dimensions	24 X 34	Showing Instructions	CALL OFFICE
Entry Type	SUPRA BOX	Box #	TBD
Directions	WEST OF COUNTRY CLUB (FRAZIER'S LANDING - EMS T36 LN).	Cumulative DOM	0
Cumulative DOMLS	0	Agent Hit Count	21
Client Hit Count	42	Update Date	4/7/2011
Price/TotFinSQFT	\$188.01		

FEATURES

Lot Description Water Frontage View Bluff Site Level	Landscaping Trees Seawall Interior Features New Floor Cover New Paint Vinyl Floors Ceramic Tile Carpet Window Coverings Wet Bar Ceiling Fan(S) Smoke Detector Walk In Closet Cable TV Attic Fan Washer/Dryer Hookup Sump Pump	Appliances Dishwasher Garbage Disposal Refrigerator Elec Range/Oven Microwave Washer Dryer Water Softener Own Windows Insulated Window Treatment All Heating Electric Ceiling Gas Forced Air Natural Gas Cooling Central Air Wall Ac Unit	Water Heater Gas Amps 200 Amps Circuit Breakers Water Supply Well 4 inch Sewer Septic Documents On File Lead Based Paint Prop Disclosure Warranty Program Not Offered Lake Info Ski Lake Swimming Beach Pier Prop Tax Ded-Credits None Known
Basement/Foundation Crawl Space			
Roof Shingle Membrane			
Exterior Siding Vinyl			
Exterior Features Shed Paved Street Gutters Pier Swimming Beach			
Porch/Patio Open Deck Open Balcony Covered Balcony	Fireplace One Gas Starter		

FINANCIAL

Possible Short Sale (Y/N)	No	Foreclosure/REO (Y/N)	No
Apx Annual Tax	\$6,350.00	Tax Id #	2971601370
Parcel #	029-004-057	State ID #	43-07-01-200-114.000-016
Exemptions	N	Assessments	None
Gas Co	NIPSCO	Prop. Owner Assoc. Fees	Voluntary
Electric Company	REMC		

ADDENDUM

COMMANDING VIEWS OF LAKE TIPPECANOE, WONDERFUL PROPERTY FOR ENTERTAINING, IDEAL FLOOR PLAN FOR LAKE LIVING - WILL ACCOMMODATE FOR LARGE FAMILIES OR MULTIPLE GUESTS, OPEN KITCHEN, DINING, AND LIVING ROOM OFFER EXPANSIVE VIEWS, SPACIOUS FAMILY ROOM W/WET BAR, LARGE MASTER SUITE W/LAKE VIEWS FROM PRIVATE BALCONY, SPACIOUS YARD, MATURE SETTING, LARGE OPEN DECK AND SEPARATE SHORELINE DECK FOR SUNBATHING, SANDY BEACH - GREAT SWIMMING, AMPLE PARKING, 3 CAR GARAGE, PUTTING DISTANCE TO COUNTRY CLUB.

REMARKS

COMMANDING VIEWS OF LAKE TIPPECANOE, WONDERFUL PROPERTY FOR ENTERTAINING, IDEAL FLOOR PLAN FOR LAKE LIVING - WILL ACCOMMODATE FOR LARGE FAMILIES OR MULTIPLE GUESTS, OPEN KITCHEN, DINING, AND LIVING ROOM OFFER EXPANSIVE VIEWS, SPACIOUS FAMILY ROOM W/WET BAR, LARGE MASTER SUITE W/LAKE VIEWS FROM PRIVATE BALCONY, SPACIOUS YARD, MATURE SETTING, LARGE OPEN DECK AND SEPARATE SHORELINE DECK FOR SUNBATHING, SANDY BEACH - GREAT SWIMMING, AMPLE PARKING, 3 CAR GARAGE, PUTTING DISTANCE TO COUNTRY CLUB.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.