

ALL FIELDS CUSTOMIZABLE



Mls #	27894	# Of Bedrooms	4
Status	Active	Full Baths	3
Type	SINGLE FAMILY	Half Baths	1
Address	8099 E Rosella St	Garage	Attached
Address 2	(-LAKE WAWASEE-)	Construction	Conventional With Land
City	SYRACUSE		
State	IN		
Zip	46567		
Area	55 - N.E. Kosc. Water		
Class	RESIDENTIAL		
Asking Price	\$948,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

My Info - E-mail	patrickp@remax.net	My Info - Agent Name	Patrick J Pfefferkorn
My Info - Phone Number	Main: (574) 269-3801	My Info - Agent Name and Phone	Patrick J Pfefferkorn - Main: (574) 269-3801
Comm. Disc.	N	Buyer Broker Commission	1.6
Zoning	Residential	Lead Paint Disclosure	N
Seller Disclosure	Y	Terms	New Mtg./Cash
Listing Type	Exclusive Right	Style	3 Stories
Basement/Foundation	Slab	Owners Last Name	TETRICK/MOCK
Occupancy	Owner	Lake	Wawasee
Lake Type	Lake Front	Possession	At Closing
County	Kosciusko	Legal Descriptions	Lot 31 Ogden Island
Approx Year Built	2005	Approx # Of Acres	0.12
Approx Lot Dimensions	45 X 119	Elementary School	Syracuse Elem
Associated Document Count	1	Middle School	Wawasee
High School	Wawasee	Subdivision	Ogden Island
Approx Abv Ground SqFt	2628	Living Rm -Apx Size	10 X 16
Dining Rm -Apx Size	11 X 14	Kitchen -Apx Size	12 X 14
Bedroom1-Level	2	Bedroom 1 -Apx Size	14 X 23
Bedroom 1 -Comments	Master	Bedroom2-Level	2
Bedroom 2 -Apx Size	13 X 18	Bedroom3-Level	3
Bedroom 3 -Apx Size	11 X 11	Bedroom4-Level	3
Bedroom 4 -Apx Size	12 X 12	Other1-Level	2
Other 1 -Apx Size	9.6 X 14	Other 1 -Comments	PossBedroom
Other2-Level	2	Other 2 -Apx Size	9 X 13.6
Other 2 -Comments	MasterPorch	Bathroom1-Level	1
Bathroom 1 -Apx Size	1/2	Bathroom2-Level	2
Bathroom 2 -Apx Size	Full	Bathroom3-Level	2
Bathroom 3 -Apx Size	Full	Bathroom 3 -Comments	Whirlpool
Outbuilding	N	Garage Style	1.5 Car Attache
Auto Door	N	Garage Dimensions	19 X 29
Showing Instructions	CALL OFFICE 24 HR	Entry Type	SUPRA BOX
Box #	52629916	Directions	ST. RD. 13 TO PICKWICK, E. TO ELI LILLY, TO OGDEN POINT, TO ROSELLA.
Price/TotFinSQFT	\$360.73		

FINANCIAL

Rent	N	Apx Annual Tax	\$5,000.00
Parcel #	007-055-027	Exemptions	N
Assessments	None	Gas Co	NIPSCO
Electric Company	NIPSCO		

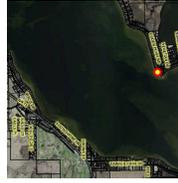
ADDENDUM

COMMANDING VIEWS FROM THIS NEWER 3 STORY LAKE HOME* WELL DESIGNED AND FULLY EQUIPPED FOR MULTI-FAMILY USE* LOW MAINTENANCE* OUTSTANDING BEACH* GREAT SWIMMING* OPEN DECK* ENCLOSED PORCH* OPEN BALCONY* LARGE BEDROOMS & BATHS* SPACIOUS MASTER SUITE* OPEN LIVING, KITCHEN, DINING AREAS* QUALITY THROUGHOUT* EXTREMELY CLEAN & PERFECTLY MAINTAINED* AMPLE PARKING* ONE OF KIND LOCATION ON WAWASEE* SPECTACULAR SUNSETS.

REMARKS

COMMANDING VIEWS FROM THIS NEWER 3 STORY LAKE HOME* WELL DESIGNED AND FULLY EQUIPPED FOR MULTI-FAMILY USE* LOW MAINTENANCE* OUTSTANDING BEACH* GREAT SWIMMING* OPEN DECK* ENCLOSED PORCH* OPEN BALCONY* LARGE BEDROOMS & BATHS* SPACIOUS MASTER SUITE* OPEN LIVING, KITCHEN, DINING AREAS* QUALITY THROUGHOUT* EXTREMELY CLEAN & PERFECTLY MAINTAINED* AMPLE PARKING* ONE OF KIND LOCATION ON WAWASEE* SPECTACULAR SUNSETS.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.