

**ALL FIELDS CUSTOMIZABLE**



<b>Mls #</b>	23635	<b># Of Bedrooms</b>	3
<b>Status</b>	Active	<b>Full Baths</b>	1
<b>Type</b>	SINGLE FAMILY	<b>Half Baths</b>	1
<b>Address</b>	79 EMS T49A Ln	<b>Garage</b>	Attached
<b>Address 2</b>	(LAKE TIPPECANOE)	<b>Construction</b>	Conventional With Land
<b>City</b>	SYRACUSE		
<b>State</b>	IN		
<b>Zip</b>	46567		
<b>Area</b>	55 - N.E. Kosc. Water		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$398,000		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>My Info - E-mail</b>	patrickp@remax.net	<b>My Info - Agent Name</b>	Patrick J Pfefferkorn
<b>My Info - Phone Number</b>	Main: (574) 269-3801	<b>My Info - Agent Name and Phone</b>	Patrick J Pfefferkorn - Main: (574) 269-3801
<b>Comm. Disc.</b>	N	<b>Buyer Broker Commission</b>	1.6
<b>Zoning</b>	Residential	<b>Lead Paint Disclosure</b>	Y
<b>Seller Disclosure</b>	Y	<b>Terms</b>	New Mtg./Cash
<b>Listing Type</b>	Exclusive Right	<b>Style</b>	1 Story
<b>Basement/Foundation</b>	Crawl Space	<b>Owners Last Name</b>	ALLEN
<b>Occupancy</b>	Owner	<b>Lake</b>	Tippecanoe Big
<b>Lake Type</b>	Lake Front	<b>Possession</b>	DOC
<b>County</b>	Kosciusko	<b>Legal Descriptions</b>	PT W 1/2 SE 8-33-7.12A
<b>Approx Year Built</b>	1955	<b>Approx # Of Acres</b>	0.22
<b>Approx Lot Dimensions</b>	95 X 100	<b>Elementary School</b>	North Webster
<b>Associated Document Count</b>	1	<b>Middle School</b>	Wawasee
<b>High School</b>	Wawasee	<b>Subdivision</b>	None
<b>Approx Abv Ground SqFt</b>	1344	<b>Living Rm -Apx Size</b>	11 X 18
<b>Living Rm -Comments</b>	FIREPLACE	<b>Dining Rm -Apx Size</b>	11 X 12
<b>Dining Rm -Comments</b>	LAKE VIEWS	<b>Kitchen -Apx Size</b>	12 X 18
<b>Family Rm -Apx Size</b>	11 X 12	<b>Family Rm -Comments</b>	LAKE VIEWS
<b>Bedroom 1 -Apx Size</b>	13 X 15	<b>Bedroom 2 -Apx Size</b>	12 X 13
<b>Bedroom 3 -Apx Size</b>	9 X 13	<b>Other 1 -Apx Size</b>	6 X 9
<b>Other 1 -Comments</b>	ENTRY	<b>Other 2 -Apx Size</b>	15 X 22
<b>Other 2 -Comments</b>	LAKE DECK	<b>Bathroom 1 -Apx Size</b>	FULL
<b>Bathroom 2 -Apx Size</b>	HALF	<b>Laundry -Apx Size</b>	WASH/DRYER
<b>Outbuilding</b>	12 X 12 SHED	<b>Garage Style</b>	2 Car Attached
<b>Auto Door</b>	Y	<b>Garage Dimensions</b>	24 X 32
<b>Showing Instructions</b>	CONTACT OFFICE	<b>Entry Type</b>	SUPRA BOX
<b>Box #</b>	52635452	<b>Directions</b>	ST.RD. 13 TO CRYSTAL FLASH ROAD (650 N.), WEST TO T49 LN (BETWEEN THE LAKES), TO T49A LN.
<b>Original Price</b>	\$398,000	<b>Price/TotFinSQFT</b>	\$296.13

**FINANCIAL**

<b>Apx Annual Tax</b>	1068	<b>Parcel #</b>	005-032-019
<b>Exemptions</b>	N	<b>Assessments</b>	None
<b>Gas Co</b>	NIPSCO	<b>Electric Company</b>	REMC

**ADDENDUM**

100 FT. OF LAKEFRONT, TREMENDOUS LAKE VIEWS FROM ALL WINDOWS, OPEN CONCEPT, SPACIOUS LIVING W/FIREPLACE - GREAT HOME FOR ENTERTAINING, OVERSIZED GARAGE, MANY RECENT IMPROVEMENTS THROUGHOUT- NEW GFA FURNACE, CENTRAL A/C, OVERSIZED SEAWALL, BROCK DOCK, LARGE LAKESIDE DECK, PAINT, CARPET, NEWER WINDOWS, LAMINATE FLOOR, ELECTRICAL, WELL, SEPTIC, WATER SOFTENER, FIXTURES, WINDOW COVERINGS, AND MORE. VERY SECLUDED & MATURE SETTING - LOTS OF NATURE.

**REMARKS**

100 FT. OF LAKEFRONT, TREMENDOUS LAKE VIEWS FROM ALL WINDOWS, OPEN CONCEPT, SPACIOUS LIVING W/FIREPLACE - GREAT HOME FOR ENTERTAINING, OVERSIZED GARAGE, MANY RECENT IMPROVEMENTS THROUGHOUT- NEW GFA FURNACE, CENTRAL A/C, OVERSIZED SEAWALL, BROCK DOCK, LARGE LAKESIDE DECK, PAINT, CARPET, NEWER WINDOWS, LAMINATE FLOOR, ELECTRICAL, WELL, SEPTIC, WATER SOFTENER, FIXTURES, WINDOW COVERINGS, AND MORE. VERY SECLUDED & MATURE SETTING - LOTS OF NATURE.

**ADDITIONAL PICTURES**



**DISCLAIMER**

This information is deemed reliable, but not guaranteed.