

CLIENT DETAIL

Selected



Mls # **29042**
 Status **Active**
 Type **SINGLE FAMILY**
 Address **4154 E Forest Glen Ave**
 Address 2 **(-LAKE TIPPECANOE-)**
 City **LEESBURG**
 State **IN**
 Zip **46538**
 Area **55 - N.E. Kosc. Water**
 Class **RESIDENTIAL**
 Asking Price **\$389,000**
 Style **1 Story**

Of Bedrooms **3**
 Full Baths **1**
 Half Baths **1**
 Garage **Detached**
 Construction **Conventional With Land**
 County **Kosciusko**
 Approx Year Built **1946**
 Lake **Tippecanoe Big**
 Lake Type **Lake Front**
 Approx # Of Acres **0.28**
 Garage Style **1 Car Detached**
 Subdivision **None**

GENERAL

| | | | |
|---------------------------|---|----------------------|--|
| Zoning | Residential | Kitchen -Comments | |
| Lead Paint Disclosure | Y | Family Rm -Apx Size | 9 X 15 |
| Terms | New Mtg./Cash | Family Room-Level | LL |
| Basement/Foundation | Walk Out | Family Rm -Comments | |
| Occupancy | Vacant | Bedroom 1 -Apx Size | 11 X 15 |
| Possession | DOC | Bedroom1-Level | |
| Legal Descriptions | 005-027-028 TR 44' SW FRCL 1/4 7 | Bedroom 1 -Comments | |
| | -33-7 .25A | Bedroom 2 -Apx Size | 10 X 11 |
| | Unknown | Bedroom2-Level | |
| Year Remodeled | | Bedroom 2 -Comments | |
| Price Per Acre | | Bedroom 3 -Apx Size | 10 X 15 |
| Approx Lot Dimensions | 44 X 280 | Bedroom3-Level | LL |
| Approx Abv Ground SqFt | 1180 | Bedroom 3 -Comments | |
| Apx Below Gr SqFt Finishd | | Bedroom 4 -Apx Size | |
| Elementary School | North Webster | Bedroom4-Level | |
| Middle School | Wawasee | Bedroom 4 -Comments | |
| High School | Wawasee | Bathroom 1 -Apx Size | Full |
| LL Unfinished | | Bathroom1-Level | LL |
| Living Rm -Apx Size | 12 X 29 | Bathroom 1 -Comments | |
| Living Room-Level | | Den/Office -Apx Size | |
| Living Rm -Comments | | Den/Office-Level | |
| Dining Rm -Apx Size | | Den/Office -Comments | |
| Dining Room-Level | | Directions | ARMSTRONG ROAD TO 450 E., TO FOREST GLEN AVE., TO PROPERTY. |
| Dining Rm -Comments | | | |
| Kitchen -Apx Size | 12 X 15 | | |

FEATURES

| | | | | | |
|-------------------|---|-------------------|---|-------------------|--|
| Lot Description | Water Frontage, View, Bluff Site, Level | Window Treatment | All | Sewer | Septic |
| Basement | Walk Out | Interior Features | Hardwood Floors, Vinyl Floors, Carpet, Window Coverings, Ceiling Fan(S), Smoke Detector | Water Heater | Gas |
| /Foundation | | Windows | Single Pane, Double Pane, Vinyl Clad, Insulated | Heating | Gas Forced Air, Natural Gas |
| Roof | Shingle | Appliance | Garbage Disposal, Refrigerator, Elec Range/Oven, Gas Surface Unit, Microwave, Range Hood | Documents On File | Lead Based Paint, Property Disclosure, Aerial |
| Exterior Features | Rock Driveway, Shed, Paved Street, Gutters, Pier | Fireplace | One | Water Supply | Well Private |
| Exterior Siding | Masonite | Landscaping | Trees, Seawall | Amps | 100 Amps Fuses |
| Porch/Patio | Enclosed Porch, Open Deck | | | | |
| Lake Info | Ski Lake, Pier | | | | |

FINANCIAL

| | | | | | |
|----------------|--------------------|-------------|-------------|------------------|---------------|
| Rent | | Exemptions | | Electric Company | NIPSCO |
| Apx Annual Tax | 3145.00 | Utl/Avg/Mo | | Gas Co | NIPSCO |
| Parcel # | 005-027-028 | Assessments | None | | |

REMARKS

COMMANDING LAKEFRONT VIEWS FROM THIS BLUFF SETTING. DEEP LOT (280'), LARGE/LEVEL PORTION OF LOT BY LAKEFRONT FOR KIDS TO PLAY, GREAT BUILDING LOCATION FOR DREAM HOME WITH WALKOUT LOWER LEVEL OR KEEP EXISTING HOME FOR A SUMMER COTTAGE, BEING SOLD AS-IS.