

ALL FIELDS CUSTOMIZABLE



Mls #	9000454	# Of Bedrooms	4
Status	Active	Full Baths	3
Type	SINGLE FAMILY	Half Baths	1
Address	85 EMS T32C LN	Garage	Attached
Address 2	(- LAKE TIPPECANOE -)	Construction	Conventional With Land
City	LEESBURG		
State	IN		
Zip	46538		
Area	55 - N.E. Kosc. Water		
Class	RESIDENTIAL		
Asking Price	\$695,000		
Sale/Rent	For Sale		

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	2
Zoning	Residential	Lead Paint Disclosure	E
Seller Disclosure	Y	Terms	New Mtg./Cash
Listing Type	Exclusive Right	Style	1.5 Stories
Basement/Foundation	Crawl Space	Occupancy	Owner
Lake	Tippecanoe Big	Lake Type	Lake Front
Possession	Negotiable	County	Kosciusko
Legal Descriptions	029-046-014.AS 1/2 Lot 9 & Pt Lot 10 & Pt Parkway	Approx Year Built	2008
Approx # Of Acres	0.19	Approx Lot Dimensions	67 X 130
Elementary School	Leesburg	Associated Document Count	1
Middle School	Lakeview	High School	Warsaw
Subdivision	Bel Rohr Park	Approx Abv Ground SqFt	3556
Living Rm -Apx Size	16 X 24	Dining Rm -Apx Size	11.6 X 15
Kitchen -Apx Size	12 X 15	Family Rm -Apx Size	12.6 X 16
Family Rm -Comments	Encl Porch	Bedroom 1 -Apx Size	13.6 X 14
Bedroom 2 -Apx Size	11.6 X 12.6	Bedroom 3 -Apx Size	12 X 12
Bedroom3-Level	2	Bedroom 4 -Apx Size	17.6 X 20
Bedroom4-Level	2	Bedroom 4 -Comments	Bunk Room
Other1-Level	2	Other 1 -Apx Size	11.5 X 12
Other 1 -Comments	Bonus Room	Other 2 -Apx Size	11.5 X 24
Other2-Level	2	Other 2 -Comments	Bonus Room
Bathroom 1 -Apx Size	Full	Bathroom 2 -Apx Size	Full
Bathroom2-Level	2	Bathroom 2 -Comments	Jack/Jill
Bathroom 3 -Apx Size	Full	Bathroom3-Level	2
Bathroom 3 -Comments	Jack/Jill	Laundry -Apx Size	3.6 X 5
Laundry -Comments	Chute	Outbuilding	N
Garage Style	2 Car Attached	Auto Door	Y
Garage Dimensions	25 X 34	Showing Instructions	CALL OFFICE
Entry Type	None	Box #	N/A
Directions	ARMSTRONG RD. TO 300 E., N. TO T32 LN (BELL ROHR PARK), CONTINUE TO T32C LN, TO PROPERTY.	Original Price	\$695,000
Price/TotFinSQFT	\$195.44		

FINANCIAL

Rent	N	Apx Annual Tax	7683.48
Parcel #	029-046-014.A	Exemptions	NONE
Assessments	None	Gas Co	NIPSCO
Electric Company	REMC		

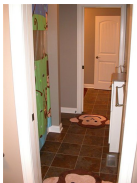
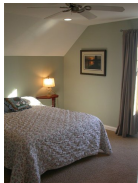
ADDENDUM

67' LAKE FRONTAGE*EXPANSIVE VIEWS W/WONDERFUL SHORELINE*NEWLY CONSTRUCTION (2008)*PILING FOUNDATION*SPACIOUS LAKESIDE DECK*FULLY APPT. KITCHEN W/CUSTOM CABINETRY*NO WORRY- LAMINATE FLOORING & CERAMIC ON MAIN LEVEL*SPACIOUS LIVING ROOM W/FIREPLACE & BUILT-IN BOOKCASES*ENCL. PORCH W/GREAT VIEWS*LG BATH W/WALK-IN SHOWER*LARGE BUNK ROOM W /JACK/JILL STYLE BATH*BONUS ROOM*OVERSIZED GARAGE (25X34) W/WORKSHOP/SHOP SINK/SHOWER AREA*SPRINKLER SYS.*RECESSED LIGHTING*MULTI-ROOM AUDIO*SECURITY SYS.*BUILT FOR THE LAKE.

REMARKS

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ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.