



TYPE/STYLE Site-Built Home / Two Story
ROOMS 9
BEDROOMS 5
FULL BATHS 4
HALF BATHS 0
APX YEAR BUILT 1988
APX ABOVE GRADE FIN SQFT 2,080
APX BELOW GRADE FIN SQFT 1,062
APX BELOW GRADE UNFIN SQFT 0
APX TOTAL FINISHED SQFT 3,142
SELLING PRICE
CLOSING DATE

AREA Kosciusko County
SUBDIVISION John T Vawter's
TOWNSHIP Turkey Creek
ELEMENTARY Syracuse
MIDDLE Wawasee
HIGH Wawasee
PARCEL # 43-04-22-100-166.000-025
ASSESSED VALUE
ANNUAL TAXES \$8,710.64

LEGAL DESCRIPTION 7-85-14 Lot 16 Vawter Park & Pt OL 3 N Lot 16 John T Vawters 1st Add to Vawter ALSO Lot 36

Property Features

ASSOCIATION DUES \$		APX LOT DIMENSIONS 63 x 219 x 50 x 258	Garage/# of Cars
ASSOCIATION DUES FREQ. Not Applicable		# ACRES 0.3789	Garage Dim. x
OCCUPANCY OCC		FLOOD PLAIN No	Garage Type
EXTERIOR Vinyl		WATER FRONTAGE 63.00	# Full Baths Upper 2
ROOF Asphalt		WATERFRONT Yes	# Half Baths Upper 0
FLOORING Carpet, Vinyl		LAKE TYPE Ski Lake	# Full Baths Main 1
BASEMENT Yes		SEWER Regional	# Half Baths Main 0
			# Full Baths BG 1
			# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	27 x 18	1st Bdrm	Upper	17 x 13
Dining Rm		x	2nd Bdrm	Upper	14 x 10
Kitchen	Main	12 x 9	3rd Bdrm	Main	13 x 10
Family Rm	Lower	20 x 17	4th Bdrm	Lower	13 x 11
		x	5th Bdrm	Lower	13 x 11
		x	Den		x
		x	Loft		x
		x	Laundry	Lower	8 x 7

HEATING/FUEL Gas, Forced Air

COOLING Central Air

LOT DESCRIPTION Slope, Waterfront-High Bank

SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Dryer-Gas, Oven-Gas, Range-Gas, Sump Pump, Water Heater Gas, Water Softener-Owned

WATER FEATURES Pier/Dock

FIREPLACE Living/Great Rm, Gas Log

PROPOSED FINANCING Cash, Conventional

AMENITIES Breakfast Bar, Ceiling Fan(s), Closet(s) Walk-in, Deck Open, Disposal, Dryer Hook Up Gas, Landscaped, Patio Open, Range/Oven Hook Up Gas

FENCE None

LOCATION Lake

Remarks and Directions

Remarks This property is being offered at public auction on Thursday, December 7 @ 5:30 pm. Open houses are Sun., November 12 (1:00-3:00), Sat. November 25 (1:00-3:00) and Sun. December 3 (1:00-3:00). Private showings are available upon request. This property may sell at, above or below listed price. THE SELLER WILL ENTERTAIN ANY AND ALL OFFERS BEFORE THE AUCTION DATE. Imagine 63 ft. of Lake Wawasee frontage with an enormous flat front yard for recreation use rarely found. Imagine a completely renovated, two-story home with five bedrooms, four full baths, with a walk out basement, all the space you could possibly want or need for friends and family. Imagine a modern design that incorporates Scandinavian minimalism and clean lines, the perfect marriage of comfort and beauty, the perfect year-round backdrop to your summer soundtrack and winter wonderland. Imagine a home where everything has been carefully replaced or improved. Imagine new doors, flooring, and lighting; tiled showers and new fixtures. A renovated kitchen with new countertops, stainless appliances and more. Plenty of parking with a new concrete driveway and a huge back lot. Imagine more than a lake house. Imagine a forever home. Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend or extend the auction event. {Avg. NipSCO \$180, Avg Sewer \$70}

Directions to Property State Road 13 South out of Syracuse to South Shore Golf, east on Vawter Park Rd. Property on left before the first curve.