



TYPE/STYLE Site-Built Home / One and Half Story

ROOMS 6

AUCTION RESERVE PRIC...

BEDROOMS 4

AREA Kosciusko County

FULL BATHS 4

SUBDIVISION South Shore Green

HALF BATHS 0

TOWNSHIP Turkey Creek

APX YEAR BUILT 1994

ELEMENTARY Syracuse

APX ABOVE GRADE FIN SQFT 2,471

MIDDLE Wawasee

APX BELOW GRADE FIN SQFT 927

HIGH Wawasee

APX BELOW GRADE UNFIN SQ... 1,232

DAYS ON MARKET 19

APX TOTAL FINISHED SQFT 3,398

APX LOT DIMENSIONS 112 x 143

ACRES 0.3700

WATER FRONTAGE

ASSESSED VALUE

ANNUAL TAXES \$1,229.44

LEGAL DESCRIPTION

PARCEL # 43-04-21-100-036.000-025

ZONING

EXEMPTIONS

FLOOD PLAIN No

ZONING DESC

ASSOCIATION DUES \$

ASSOCIATION DUES FREQUENCY Not Applicable

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

Full Baths BG 1

Full Baths Main 2

Full Baths Upper 1

Half Baths BG 0

Half Baths M... 0

Half Baths Upper 0

BASEMENT/FOUNDATION Full Basement, Partially Finished

ROOF MATERIAL Asphalt

HEATING/FUEL Gas, Forced Air

COOLING Central Air

LOT DESCRIPTION Level

EXTERIOR Vinyl

FIREPLACE None

Remarks This is an ONLINE Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. MINIMUM starting bid is \$145,000. The highest offer will be reviewed Wednesday, August 2 after 3:00 pm. There will be 2 Open House dates held on Sunday, July 23 and 30 from 1:00 – 2:00 pm. This is a Cash Sale. The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval. Please visit our website for more information. Welcome home to this beautiful Cape Cod house that boasts over 3,500 sq. ft. nestled on a quiet corner lot. Once inside, you'll find 3 bedrooms and 2 full baths on the main level. Updated features include Shaw luxury vinyl plank flooring, a large bay window, granite countertops, ceramic backsplash, and stainless steel appliances. Upstairs you'll find a true master oasis with a large bedroom area, wide hallway, walk-in closet, additional sitting area that opens to the balcony, large master bath with a whirlpool tub, 5-ft. dual head shower, ceramic tile floor, and a granite dual sink vanity. The basement offers a spacious living area ready for you to make your own! You'll also find egress windows, a laundry room with utility sink, another full bathroom, and a 12'x25' mechanical/storage room with high efficiency GFA furnace. The attached 2-car garage has a pull-down stair to access the floored attic storage space. And it gets better - you're just a short bike ride away from Lake Wawasee! *No warranty on appliances kept with the home as-is.* ***Auctioneer reserves the right to make changes to an auction, to split or

Directions to Property US-30 W in Lake Township Turn left onto US-30 W Continue on W Lincolnway to Washington Township Turn right onto IN-13 N Pass by NAPA Auto Parts Take N Dogleg Dr E to Eagle Pl/Eagle Ct

BUYER/BROKER COMM 2%

VARIABLE RATE No

REO No

OWNER NAME

OCCUPANCY

POSSESSION TBD

SHOWING INSTRUCTIONS

PENDING DATE

DISPLAY ON INTERN... Yes

DISPLAY ADDRESS Yes

ALLOW AVM Yes

ALLOW COMMENTS Yes

OFFICE NAME Ness Bros. Realtors & Auctioneers

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