

<b>Property Type</b>	RESIDENTIAL	<b>Status</b>	Sold	<b>Auction No</b>	
<b>MLS #</b>	201909184	<b>26 EMS B64 Lane</b>	Warsaw	<b>IN</b>	46582
<b>Status</b>	Sold	<b>LP</b>	\$179,900		
<b>Area</b>	Kosciusko County		<b>Parcel ID</b>	43-08-28-100-409.000-023	
<b>Sub</b>	None		<b>Cross Street</b>	<b>Bedrms</b>	3
<b>Location</b>		<b>Style</b>	One Story		
<b>School District</b>	WSC	<b>Elem</b>	North Webster	<b>JrH</b>	Wawasee
<b>SrH</b>	Wawasee				
<b>Legal Description</b>	LOTS 14, 15, 16 & 17 MORTS ADD TO BARBEE LAKE & TR NW LOT 17 0.10A				
<b>Directions</b>	Take 650 E to Barbee Rd, then turn onto EMS B64 Ln				



**Remarks** Now is the time!! Time to buy your house by the LAKE. This house is only steps from the lake and with deeded access you don't have to pay those higher taxes. This house has 3 bedrooms and 2 full baths, large game room for those family get togethers, large yard for outside fun and plenty of parking. The yard is fenced for the pets and kids. The kitchen, living room & dining room have the open concept to allow everyone to gather for large meals or conversation. Schedule your showing today, don't miss out.

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b>	0.3300 / 14,375	<b>Irregular</b>	<b>Src N</b>	<b>Lot Des</b>	<b>Flood Plain</b>
<b>Township</b>	Tippecanoe	<b>Abv Gd Fin SqFt</b>	1,925	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	0	<b>Ttl Fin SqFt</b>
<b>Age</b>	64	<b>NewNo</b>		<b>Ext</b>	Vinyl	<b>Fndtn</b>	Crawl, Slab	<b>Year Built</b>
		<b>Date Complete</b>						<b># Rooms</b>
								8
<b>Room Dimensions</b>								
	<b>DIM</b>	<b>L</b>						
<b>LR</b>	x		<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	WELL	<b>Dryer Hookup Gas</b>
<b>DR</b>	x		<b>B-Main</b>	2	0	<b>Sewer</b>	Septic	<b>Dryer Hookup Elec</b>
<b>FR</b>	x		<b>B-Upper</b>	0	0	<b>Fuel /</b>	Gas	<b>Dryer Hook Up Gas/Elec</b>
<b>KT</b>	x		<b>B-Blw G</b>	0	0	<b>Heating</b>		<b>Disposal</b>
<b>BK</b>	x					<b>Cooling</b>	Central Air	<b>Water Soft-Owned</b>
<b>DN</b>	x		<b>Laundry Rm</b>		Basement		x	<b>Water Soft-Rented</b>
<b>MB</b>	11 x 12	M						<b>Alarm Sys-Sec</b>
<b>2B</b>	9 x 11	M						<b>Alarm Sys-Rent</b>
<b>3B</b>	9 x 11	M						<b>Jet/Grdn Tub</b>
<b>4B</b>	x		<b>Garage</b>	2.0	/ Attached	/	30 x 22 / 660.00	<b>Pool</b>
<b>5B</b>	x		<b>Outbuilding</b>	Shed		10 x 12		<b>Pool Type</b>
<b>RR</b>	x		<b>Outbuilding</b>			x		<b>Off Street Pk</b>
<b>LF</b>	x		<b>Assn Dues</b>			Not Applicable		<b>SALE INCLUDES</b>
<b>EX</b>	x		<b>Other Fees</b>					Dishwasher, Microwave, Refrigerator, Washer, Dryer
			<b>Restrictions</b>					-Electric, Oven-Electric
<b>WtrType</b>			<b>Water Access</b>	Lake		<b>Wtr Name</b>	Big Brbee	
<b>Water Features</b>	Lake		<b>Wtr Frtg</b>			<b>Channel Frtg</b>		
						<b>Lake Type</b>	ACCS	

**Virtual Tours:** Unbranded Virtual Tour

<b>Auction No</b>		<b>Auction Reserve Price \$</b>		<b>Auction Date</b>		<b>Auction Time</b>	
<b>Auctioneer Name</b>		<b>Auctioneer License #</b>		<b>Exemptions</b>	Homestead, Mortgage	<b>Year Taxes Payable</b>	2018
<b>Financing: Proposed</b>	Cash, Conventional, FHA, USDA	<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Possession</b>	DOC		
<b>Annual Taxes</b>	\$620.94						
<b>List Office</b>	Listing Leaders-Culver - office: 574-842-4663						

**Pending Date** 5/28/2019 **Closing Date** 6/6/2019 **Selling Price** \$169,000 **How Sold** Conventional **CDOM** 71 Yes

**Ttl Concessions Paid** \$5,000.00 **Sold/Concession Remarks**  
Presented by: Terry Van Duyne - cell: 574-933-4915 / Listing Leaders-Culver - office: 574-842-4663

Information is deemed reliable but not guaranteed.

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