

Property Type RESIDENTIAL	Status Sold	Auction No
MLS # 201845898	18270 Yuma Island Trail	Culver IN 46511
		Status Sold LP \$219,900



Area Marshall County	Parcel ID 50-31-21-000-202.000-017	Type Site-Built Home
Sub None	Cross Street	Bedrms 2 F Baths 1 H Baths 0
Location	Style One Story	
School District PLYM Elem	Menominee JrH Lincoln	SrH Plymouth
Legal Description CHIPPEWA FOREST SUB LOT 16; CHIPPEWA FOREST SUB LOT 15 CHIPPEWA FOREST SUB LOT 15		
Directions Take SR 17 to the south side entrance of Lake LaTonka, follow LaTonka Trail to Chickasaw Trail to Yuma Trail; turn left on to Yuma Island Trail, home is on the right side. Watch for sign.		

Remarks Rare find on private Lake LaTonka! Come enjoy your two lots surrounded on three sides by 500 feet of lakefront. This cute 2 bedroom, 1 bath home with large living area and attached 2 car garage has great lake views. Use the quiet cove for swimming and fishing while saving the open water side for skiing. Enjoy evenings relaxing on your large wood deck taking in beautiful sunsets or take advantage of the fire pit in your adjoining wooded lot. There is a large tree-house, also with a lake view! The lot is level which allows for expansion and room for outdoor activities. The advantages of a private lake include a community beach and playground, stocked with desirable fish, weed control so the lake is useable throughout the summer. The is a no-wake time before 11am and after 7 pm so you can enjoy your morning coffee on the deck in peace and watch the sunsets serenaded by the crickets. The cottage has only had two owners to date. Updates include a new well in 2015, new seawall in 2012.

Sec	Lot	Zoning	Lot Ac/SF/Dim 0.4100 / 17,860 irregular	Src Y	Lot Des	Waterfront
Township West	Abv Gd Fin SqFt 748	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 748	Year Built 1975	
Age 44	NewNo	Date Complete	Ext Vinyl	Fndtn Crawl	# Rooms 6	
Room Dimensions						
DIM	L	Baths	Full	Half	Water	WELL
LR x		B-Main	1	0	Sewer	Septic
DR x		B-Upper	0	0	Fuel /	Gas, Forced Air
FR x		B-Blw G	0	0	Heating	
KT x		Cooling			Central Air	
BK x		Laundry Rm	Main		x	
DN x		Water Soft-Owned			No	Skylight No
MB 14 x 9	M	Water Soft-Rented			No	ADA Features No
2B 11 x 9	M	Alarm Sys-Sec			No	Fence Vinyl
3B x		Alarm Sys-Rent			No	Golf Course No
4B x		Jet/Grdn Tub			No	Nr Wlkg Trails No
4B x		Garage 2.0 / Attached / 20 x 22 / 440.00			No	Pool No
5B x		Outbuilding Shed 8 x 12				Pool Type
RR x		Outbuilding x				Garage Y/N Yes
LF x		Assn Dues \$560.00 Annually				Garage Dr Opnr: No
EX x		Other Fees				
WtrType		Restrictions Yes				
Water Features	Water Access Lake	Wtr Name LkLatonka				
Lake	Wtr Frtg 528.00	Channel Frtg 0.00				
		Lake Type SKIL				

Virtual Tours: Unbranded Virtual Tour

Auction No	Auction Reserve Price \$	Auction Date	Auction Time
Auctioneer Name		Auctioneer License #	
Financing: Proposed		Exemptions	Year Taxes Payable 2018
Annual Taxes \$2,791.30	Is Owner/Seller a Real Estate Licensee No	Possession Neg.	
List Office Listing Leaders-Culver - office: 574-842-4663			

Pending Date 4/24/2019 **Closing Date** 5/3/2019 **Selling Price** \$185,000 **How Sold** Conventional **CDOM** 1350 Yes

Ttl Concessions Paid \$0.00 **Sold/Concession Remarks**
Presented by: Terry Van Duyne - cell: 574-933-4915 / Listing Leaders-Culver - office: 574-842-4663

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