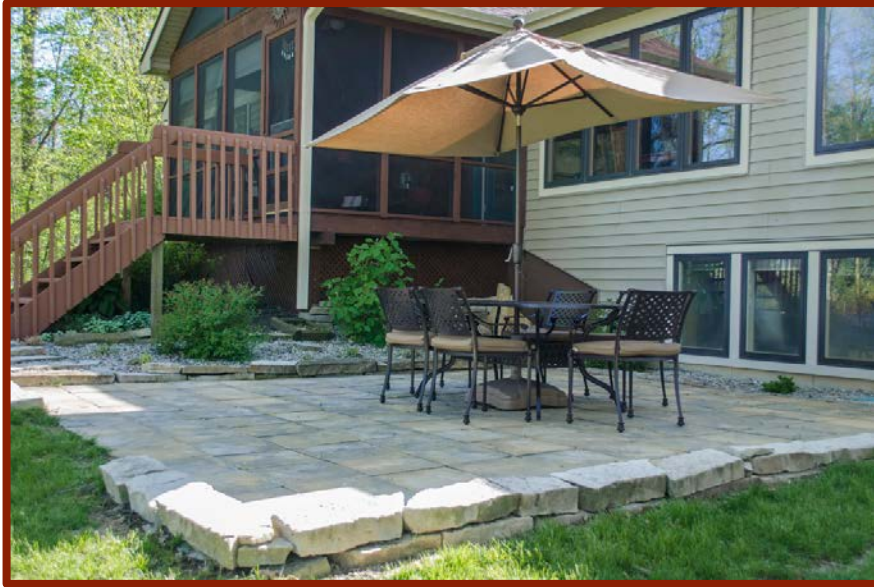




focused
creative
proven



1320 N Finlandia Way

\$272,900

Lower Long Lake, ALBION, IN, 46701

Settled among the mature trees that line the waters of Lower Long Lake, is this gorgeous waterfront property. Lower Long Lake is a 65-acre fishing lake with Muskie and Blue Gill.

Built in 1994, this home boasts cathedral ceilings, skylights, and walls of windows. The main living area has an open concept that allows multiple opportunities for views of the lake. In the kitchen, you will enjoy granite countertops, the light from the skylight above, and also the magnificent view. Also on the main level are two bedrooms, with an additional bedroom in the finished basement. The master bedroom has its own double sink, private bathroom, and large walk-in closet.

The basement of this home has a living room, partial kitchen with dining area, bedroom, half bath, bonus room and workshop. Two of the extra rooms in this house could easily be used as additional bedrooms. Additionally, this home includes a 2-car garage, newer HVAC (2008), a new roof (2016), new trim paint, and a newly remodeled bath on the main level.

Just off the kitchen upstairs is a wonderful screened-in porch. Walking out from there you will find a stone patio, and a beautifully landscaped lawn. As you journey towards the water, you will come across a large fire pit area. The trees that line both sides of the property gently shield views of neighboring homes, so you feel as though you are at your own private retreat in the backyard. This home, inside and out, is quite possibly the perfect lake home for those looking for a quiet retreat, whether seasonally, or all year round.

LYNN REECER

President/Managing Broker

lynn@reecerproperties.com

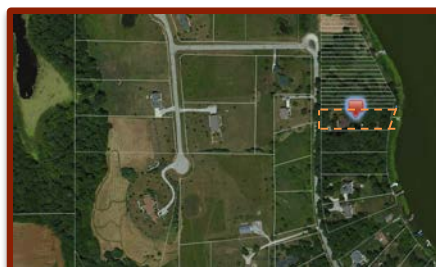
574.527.4209

JEANA REGAN

Broker/Recruiting & Relocation Specialist

jeana@reecerproperties.com

260.358.7825



View the entire set
of photos at
ReecerProperties.com

Property Type RESIDENTIAL	Status Active	Auction No
MLS # 201721004	1320 N Finlandia Way	Albion IN 46701
		Status Active
		LP \$272,900



Area Noble County	Parcel ID 57-15-28-200-005.000-021	Type Site-Built Home
Sub Finlandia	Cross Street W 100 N	Bedrms 3
Location	Style One Story	F Baths 2
School District CNC Elem	Wolf Lake	JrH Central Noble
		SrH Central Noble

Legal Description FINLANDIA ADD LOT 1

Directions Take 100 N west off of SR 9, or east off of US 33. Then north on Finlandia Way to property.

Remarks Settled among the mature trees that line the waters of Lower Long Lake, is this gorgeous waterfront property with incredible space. Lower Long Lake is a 65 -acre fishing lake with Muskies and Blue Gill. Its peacefulness seems unmatched and whether you enjoy fishing, a relaxing tour on the water, or just sitting on shore as the light breeze whisks by you, this lake is the perfect place for relaxation. Built in 1994, this home boasts cathedral ceilings, skylights, and walls of windows that allow the sunshine to fill this home with light and warmth. The main living area has an open concept that allows multiple opportunities for views of the lake. When cooking a meal in the kitchen, you will not only notice the granite countertops, the light from the skylight above, and the beautiful light fixtures that hang from the incredible ceiling, but also the magnificent view. Also on the main level are two bedrooms, with an additional bedroom in the finished basement. The master bedroom has its own double sink, private bathroom, and large walk-in closet. The basement of this home is a beautifully done, cheerful space with a living room, partial kitchen with dining area, bedroom, half bath, bonus room and workshop. Two of the extra rooms in this house could easily be used as additional bedrooms. With an incredible amount of space and storage throughout, this added living space will become a go-to spot in the house, especially great for kids and guests. Additionally, this home includes a 2-car garage, newer HVAC (2008), a new roof (2016), new trim paint, and a newly remodeled bath on the main level. Just off the kitchen upstairs is a wonderful screened-in porch. Walking out from there you will find a stone patio, perfect for enjoying a meal and company on a warm summer evening, and the expansive, beautifully landscaped lawn. As you journey towards the water, you will come across a large fire pit area, circled by trees, where you and your friends and family can spend many summer nights talking and roasting marshmallows. The trees that line both sides of the property gently shield views of neighboring homes, so you feel as though you are at your own private retreat in the backyard. This home, inside and out, is quite possibly the perfect lake home for those looking for a quiet retreat, whether seasonally, or all year round.

Sec	Lot	Zoning	A Single Family Residential	Lot Ac/SF/Dim	0.8900 / 38,699	103x364x100x387	Src	Y	Lot Des	Waterfront-Level		
Township	York	Abv Gd Fin SqFt	1,752	Below Gd Fin SqFt	1,500	Ttl Below Gd SqFt	1,752	Ttl Fin SqFt	3,252	Year Built	1994	
Age	23	NewNo		Date Complete		Ext	Cedar, Vinyl	Fndtn	Partially Finished	# Rooms	10	
Room Dimensions												
	DIM	L										
LR	23 x 16	M	Baths	Full	Half	Water	WELL	Dryer Hookup	Gas	Yes	Fireplace	Yes
DR	14 x 8	M	B-Main	2	0	Sewer	Septic	Dryer Hookup	Elec	No	Guest Qtrs	No
FR	19 x 13	L	B-Upper	0	0	Fuel /	Propane, Forced Air,	Dryer Hook Up	Gas/Elec	No	Split FirPln	No
KT	14 x 10	M	B-Blw G	0	1	Heating	Propane Tank Rented	Disposal		Yes	Ceiling Fan	Yes
BK	0 x 0					Cooling	Central Air	Water Soft-Owned		Yes	Skylight	Yes
DN	0 x 0		Laundry Rm	Main	10	x 7		Water Soft-Rented		No	ADA Features	No
MB	14 x 12	M	AMENITIES Ceiling-Cathedral, Ceiling Fan(s), Closet(s) Walk				Alarm Sys-Sec		No		Fence	None
2B	12 x 8	M	-in, Countertops-Stone, Disposal, Dryer Hook Up Gas, Firepit,				Alarm Sys-Rent		No		Golf Course	No
3B	13 x 10	L	Garage Door Opener, Landscaped, Open Floor Plan, Patio				Jet/Grdn Tub		No		Nr Wlkg Trails	No
4B	0 x 0		Garage	2.0	/ Attached	/ 23 x 21	/ 483.00	Pool		No	Garage Y/N	Yes
5B	0 x 0		Outbuilding	None		x		Pool Type			Garage Dr Opnr:	Yes
RR	0 x 0		Outbuilding			x		Off Street Pk		Yes		
LF	0 x 0		Assn Dues	Not Applicable				SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Washer, Window Treatments, Dryer-Gas, Freezer, Oven-Gas, Range-Gas, Water Softener-Owned			
EX	12 x 11	M	Other Fees					FIREPLACE	Living/Great Rm			
WtrType												
Water Features	Water Access		Lake	Wtr Name		LowerLong						
	Lake	Wtr Frtg	103.00	Channel Frtg	0.00							
Pier/Dock												

Virtual Tours: Unbranded Virtual Tour

Auction No	Auction Reserve Price \$	Auction Date	Auction Time
Auctioneer Name	Auctioneer License #		
Financing: Proposed	Cash, Conventional	Exemptions	Homestead
Annual Taxes	\$1,406.00	Is Owner/Seller a Real Estate Licensee	No
List Office	Reecer Properties Inc. - Offc.: 260-434-5750	Possession	negotiable
		Year Taxes Payable	2016

Pending Date	Closing Date	Selling Price	How Sold	CDOM	13
Ttl Concessions Paid	Sold/Concession Remarks				
	Presented by: Jan Spearman - Cell: 574-528-2156 / Reecer Properties - Work: 260-434-5750				

Information is deemed reliable but not guaranteed.
 MLS content is Copyright © 2016 Indiana Regional Multiple Listing Service LLC
 Featured properties may not be listed by the office/agent presenting this brochure.

Yes