



1158 S. LAKE DRIVE **\$599,900**
LAKE WAWASEE, SYRACUSE, IN, 46567

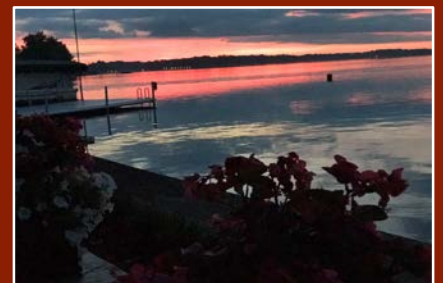
She loved seeing the smiles most of all. Without fail, every single person who stepped into her quaint Lake Wawasee cottage smiled. Regardless of what brought them there, and regardless of how long they could stay. Maybe it was the view. Forty-six feet of lake frontage with a sunrise view does something to a person. It slows down time, helps you relax. Reminds you how great life really can be sometimes. Maybe it was the absolute coziness of 1100 square feet entirely given to rest and relaxation. The kitchen itself had been completely redone with all of the amenities that the lake life demanded, such as a wine rack, a bar fridge, stainless appliances, butcher-block countertops, and new cabinetry, some with gorgeous paneled glass. The decorative fireplace, dark vinyl laminate flooring, and bright, cheerful colors made the living room the kind of place you retreat to with a good book or a great record. Or maybe it was the quiet charm of lake life. The knowledge that clear water and a sandy beach were just past the back door. Thoughts of ice cream at Joe's, Dinner at the Oakwood Resort next door, or an evening spent minutes away in downtown Syracuse. Whatever it was, people smiled. And she wouldn't have it any other way.

Home Details: 1,152 square feet; 46 feet lake frontage; sunrise view; single story; two bedrooms; two bath; view of the lake from the kitchen, living room, or master bedroom; vaulted ceiling; decorative fireplace; vinyl laminate flooring; carpet; renovated kitchen, including new cabinetry, island, and bar with fridge, new appliances, and butcher block countertops; new full bath; tiled showers, all new electrical and panel; all new plumbing; new exterior paint; 20x25 stamped concrete patio; leveled driveway with pea gravel

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creative
proven



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Property Type RESIDENTIAL	Status Active	Auction No
MLS # 201748246	1158 S Lake Drive	Syracuse IN 46567
Area Kosciusko County	Parcel ID 43-04-08-200-230.000-026	Status Active
Sub Oakwood Park	Cross Street	LP \$599,900
Location City/Town/Suburb, Lake, Style One Story	Bedrms 2	F Baths 2 H Baths 0
School District WSC Elem Syracuse	JrH Wawasee	SrH Wawasee
Legal Description 7-32-181 TRCT S LOT 1 OAKWOOD PARK 8-34-7 .10A		
Directions St Rd 13 to S Harkless Drive. Turn onto Lake View Drive and follow to S Lake Drive.		



Remarks Completely updated and move-in ready, this adorable Wawasee cottage sits on 46ft of lake frontage. She loved seeing the smiles most of all. Without fail, every single person who stepped into her quaint Lake Wawasee cottage smiled. Regardless of what brought them there, and regardless of how long they could stay. Maybe it was the view. Forty-six feet of lake frontage with a sunrise view does something to a person. It slows down time, helps you relax. Reminds you how great life really can be sometimes. Maybe it was the absolute coziness of 1100 square feet entirely given to rest and relaxation. The kitchen itself had been completely redone with all of the amenities that the lake life demanded, such as a wine rack, a bar fridge, stainless appliances, butcher-block countertops, and new cabinetry, some with gorgeous paneled glass. The decorative fireplace, dark vinyl laminate flooring, and bright, cheerful colors made the living room the kind of place you retreat to with a good book or a great record. Or maybe it was the quiet charm of lake life. The knowledge that clear water and a sandy beach were just past the back door. Thoughts of ice cream at Joe's, Dinner at the Oakwood Resort next door, or an evening spent minutes away in downtown Syracuse. Whatever it was, people smiled. And she wouldn't have it any other way. Lake Wawasee is Indiana's largest natural lake and offers over 3500 acres of water and 25 miles of shoreline to enjoy boating, skiing, tubing, as well as great places to go by boat to dine. Home Details: 1,152 square feet; 46 feet lake frontage; sunrise view; single story; two bedrooms; two bath; view of the lake from the kitchen, living room, or master bedroom; vaulted ceiling; decorative fireplace; vinyl laminate flooring; carpet; renovated kitchen, including new cabinetry, island, and bar with fridge, new appliances, and butcher block countertops; new full bath; tiled showers, all new electrical and panel; all new plumbing; new exterior paint; 20x25 stamped concrete patio; leveled driveway with pea gravel

Sec	Lot 1	Zoning R-1 Residential	Lot Ac/SF/Dim 0.1000 / 4,356	46x99x40x124	Src Y	Lot Des Waterfront, Lake
Township Turkey Creek	Abv Gd Fin SqFt 1,152	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 1,152	Year Built 1949	
Age 68	NewNo	Date Complete	Ext Brick	Fndtn Crawl	# Rooms 5	
Room Dimensions						
DIM	L	Baths	Full	Half	Water	CITY
LR 26 x 10	M				Dryer Hookup Gas	No
DR 0 x 0	N	B-Main 2	0		Dryer Hookup Elec	No
FR 0 x 0	N	B-Upper 0	0	Fuel / Gas, Forced Air	Dryer Hook Up Gas/Elec	Yes
KT 20 x 10	M	B-Blw G 0	0	Heating	Disposal	No
BK 0 x 0	M			Cooling Central Air	Water Soft-Owned	Yes
DN 0 x 0	N	Laundry Rm Main	9	x 6	Water Soft-Rented	No
MB 16 x 9	M	AMENITIES Ceiling Fan(s), Dryer Hook Up Gas/Elec, Near			Alarm Sys-Sec	No
2B 11 x 9	M	Walking Trail, Open Floor Plan, Main Floor Laundry, Washer			Alarm Sys-Rent	No
3B 0 x 0	N	Hook-Up			Jet/Grdn Tub	No
4B 0 x 0	N	Garage 0.0 / None	/	0 x 0 /	Pool	No
5B 0 x 0	N	Outbuilding None	0 x 0	0	Pool Type	
RR 0 x 0	N	Outbuilding None	0 x 0	0	Off Street Pk	Yes
LF 0 x 0	N	Assn Dues \$100.00	Annually		SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Dryer	
EX x	N	Other Fees			-Gas, Range-Gas, Water Heater Gas, Water Softener-Owned	
WtrType	Restrictions				FIREPLACE Living/Great Rm	
Water Features	Water Access Lake	Wtr Name LkWawasee				
Lake	Wtr Frtg 46.00	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 No Exemptions	Year Taxes Payable 2017	
Annual Taxes \$7,453.00	Is Owner/Seller a Real Estate Licensee Yes	Possession negotiable	
List Office Reecer Properties Inc. - Offc.: 260-434-5750			

Pending Date	Closing Date	Selling Price	How Sold	CDOM 21
Ttl Concessions Paid	Sold/Concession Remarks			
Presented by: Lynn C Reecer - Off: 260-434-5750	/ Reecer Properties Inc. - Offc.: 260-434-5750			

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