



**10380 N North Channel Dr.      \$499,900**  
LAKE WAWASEE, SYRACUSE, IN, 46567

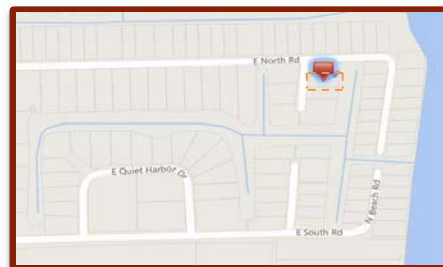
This Lake Wawasee Channel Front, Custom Designed Home is full of great features and updates. With 2855 sq. ft., 5 bedrooms, and 3 ½ baths, this home was mostly new construction in 2009, provides an open concept, with vaulted ceilings, a gas log fireplace, and a corner lot. It is on one of the nicest channels with lake views, and has plenty of dock space. Some other great features include a dual-controlled, energy efficient, HVAC system (internet controlled), a home theater room with surround sound, and a new 25-year asphalt roof. The screened-in porch has access from the living area and from the Master Bedroom.

The newly remodeled kitchen has tons of storage, two sinks w/disposals, stainless steel appliances, Corian countertops, and a quartz island. The Master Suite has twin sinks, a Jacuzzi tub, and a walk-in spa shower with Moen digital controlled sprays. The crawl space is partially concrete floored, and contains the HVAC and sump pump. The oversized 2-car garage is insulated, plumbed for gas heat, and has built-in cabinets and an epoxy floor. The attic is a fully floored, standing space for plenty of storage, or even a possible third floor living space.

This home has so many additional features, you will have to see it for yourself. What a great home with plenty of space, a great neighborhood, and loads of custom, up-to-date features for you and your family to enjoy for years to come.

**KATE LEACH**

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<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>Auction No</b>
<b>MLS #</b> 201722615	10380 N North Channel Drive Syracuse IN 46567	<b>Status</b> Active <b>LP</b> \$499,900



<b>Area</b> Kosciusko County	<b>Parcel ID</b> 43-04-23-300-178.000-025	<b>Type</b> Site-Built Home
<b>Sub</b> Leeland	<b>Cross Street</b> E North Rd	<b>Bedrms</b> 5 <b>F Baths</b> 3 <b>H Baths</b> 1
<b>Location</b> Lake	<b>Style</b> Two Story	
<b>School District</b> WSC Elem Syracuse	<b>JrH</b> Wawasee	<b>SrH</b> Wawasee
<b>Legal Description</b> 7-91-106 LOT 31,31A LEE LAND ADD & 3RD ADD TO LAKE WAWASEE		
<b>Directions</b> SR 13 to Wawasee Middle School, east to 800, north to North Rd, to North Channel Dr.		

**Remarks** This Lake Wawasee Channel Front, Custom Designed Home is full of great features and updates. Lake Wawasee, Indiana's largest natural lake, has over 3500 acres of water and 25 miles of shoreline, and plenty of opportunities for fun! From the fresh spring blooms, through the summer lake activities, the unbelievable colors of fall, and the crystal iced waters of winter, you will be reminded over and over how life on the lake is truly a unique experience and worthwhile investment. With 2855 sq. ft., 5 bedrooms, and 3 1/2 baths, this home was mostly new construction in 2009, provides an open concept, with vaulted ceilings, a gas log fireplace, and a corner lot. It is on one of the nicest channels with lake views, and has plenty of dock space. Some other great features include a dual-controlled, energy efficient, HVAC system (internet controlled), a home theater room with surround sound, and a new 25-year asphalt roof. The screened-in porch has access from the living area and from the Master Bedroom. The newly remodeled kitchen has tons of storage, two sinks w/disposals, stainless steel appliances, Corian countertops, and a quartz island. The Master Suite has twin sinks, a Jacuzzi tub, and a walk-in spa shower with Moen digital controlled sprays. The crawl space is partially concrete floored, and contains the HVAC and sump pump. The oversized 2-car garage is insulated, plumbed for gas heat, and has built-in cabinets and an epoxy floor. The attic is a fully floored, standing space for plenty of storage, or even a possible third floor living space. This home has so many additional features, you will have to see it for yourself. What a great home with plenty of space, a great neighborhood, and loads of custom, up-to-date features for you and your family to enjoy for years to come.

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b> 0.1377 / 6,000 52x123x52x124	<b>Src Y</b>	<b>Lot Des</b>	<b>Waterfront-Level</b>
<b>Township</b> Turkey Creek	<b>Abv Gd Fin SqFt</b> 2,855	<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 0	<b>Ttl Fin SqFt</b> 2,855	<b>Year Built</b> 1989	
<b>Age</b> 28 <b>NewNo</b>	<b>Date Complete</b>	<b>Ext Vinyl</b>	<b>Fndtn Crawl</b>	<b># Rooms</b> 15		
<b>Room Dimensions</b>						
<b>DIM</b>	<b>L</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	<b>WELL</b>
<b>LR</b> 22 x 17	M					
<b>DR</b> 14 x 9	M	<b>B-Main</b> 1	1	<b>Sewer</b> Public	<b>Dryer Hookup Elec</b> Yes	<b>Fireplace</b> Yes
<b>FR</b> 17 x 16	U	<b>B-Upper</b> 2	0	<b>Fuel /</b> Gas, Forced Air	<b>Dryer Hook Up Gas/Elec</b> No	<b>Guest Qtrs</b> No
<b>KT</b> 13 x 13	M	<b>B-Blw G</b> 0	0	<b>Heating</b>	<b>Disposal</b> Yes	<b>Split FirPln</b> No
<b>BK</b> 0 x 0				<b>Cooling</b> Central Air	<b>Water Soft-Owned</b> Yes	<b>Ceiling Fan</b> Yes
<b>DN</b> 0 x 0		<b>Laundry Rm</b> Main	12 x 7		<b>Water Soft-Rented</b> No	<b>Skylight</b> Yes
<b>MB</b> 15 x 13	M	<b>AMENITIES</b> Ceiling Fan(s), Ceilings-Vaulted, Closet(s) Walk-in,		<b>Alarm Sys-Sec</b> No	<b>ADA Features</b> No	
<b>2B</b> 12 x 12	U	Countertops-Solid Surf, Disposal, Dryer Hook Up Electric,		<b>Alarm Sys-Rent</b> No	<b>Fence</b> None	
<b>3B</b> 10 x 11	M	Garage Door Opener, Jet/Garden Tub, Kitchen Island, Porch		<b>Jet/Grdn Tub</b> Yes	<b>Golf Course</b> No	
<b>4B</b> 13 x 10	U	<b>Garage</b> 2.0 / Attached	/ 26 x 21 / 546.00	<b>Pool</b> No	<b>Nr Wlkg Trails</b> No	
<b>5B</b> 13 x 10	U	<b>Outbuilding</b> None	x	<b>Pool Type</b>	<b>Garage Y/N</b> Yes	
<b>RR</b> 0 x 0		<b>Outbuilding</b>	x	<b>Off Street Pk</b> Yes	<b>Garage Dr Opnr:</b> Yes	
<b>LF</b> 18 x 11	U	<b>Assn Dues</b> \$150.00	Annually	<b>SALE INCLUDES</b> Dishwasher, Microwave, Refrigerator, Freezer, Range /Oven-Dual Fuel, Sump Pump, Water Heater Gas, Water Softener-Owned		
<b>EX</b> 0 x 0		<b>Other Fees</b>		<b>FIREPLACE</b> Living/Great Rm		
<b>WtrType</b> Restrictions						
<b>Water Features</b>	<b>Water Access</b> Lake	<b>Wtr Name</b> LkWawasee				
Lake	<b>Wtr Frtg</b> 50.00	<b>Channel Frtg</b> 50.00				
	Pier/Dock					

**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>Financing: Proposed</b> Cash, Conventional	<b>Exemptions</b> Homestead, Mortgage	<b>Year Taxes Payable</b> 2017	
<b>Annual Taxes</b> \$1,971.00	<b>Is Owner/Seller a Real Estate Licensee</b> No	<b>Possession</b> negotiable	

**List Office** Reecer Properties Inc. - Off.: 260-434-5750

<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b> 1
<b>Ttl Concessions Paid</b>				
<b>Sold/Concession Remarks</b>				
Presented by: Lynn C Reecer - Off: 260-434-5750 / Reecer Properties Inc. - Off.: 260-434-5750				

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