



**8185 E ROSELLA ST**

**\$799,900**

LAKE WAWASEE, SYRACUSE, IN, 46567

Living at the end of a private road, right on the water, has so many obvious perks that they don't even need mentioning, but no traffic and almost 50 feet of lake frontage on Ogden Island on Indiana's largest natural lake, help to take this property to the next level.

As you enter this lakefront home your eyes are immediately drawn up to the beautiful vaulted ceilings and second story windows. The lake view from the main living area allows you to enjoy the lake cottage feel to the fullest and the unique array of windows allow in an abundance of light. Besides the large main living space, this home boasts 4 bedrooms that give even more space for you and your friends and family to enjoy this lake home. Additionally, this property also includes a surprisingly spacious guest house—especially when you consider how much time anyone would want to spend sleeping with all the possible lake activities you could be enjoying!

Also included is a boat house on the channel across the street, in case you were wondering where all your lake toys would go; the boat house includes a single stall garage space and a boat well with channel access. Whether you are looking for a year round home to enjoy every wonderful bit lake living has to offer, or you are looking for a summer home with plenty of room to invite friends and family to enjoy the lake, this property could be the perfect place you've been looking for.



**LYNN REECER**

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<b>Property Type</b>	RESIDENTIAL	<b>Status</b>	Active	<b>Auction No</b>	
<b>MLS #</b>	201555285	12001 N Ogden Point Road	Syracuse	IN 46567	<b>Status</b> Active <b>LP</b> \$1,499,900
<b>Area</b>	Kosciusko County	<b>Parcel ID</b>	43-04-15-100-485.000-025		
<b>Sub</b>	None	<b>Cross Street</b>		<b>Bedrms</b>	5 <b>F Baths</b> 5 <b>H Baths</b> 1
<b>Location</b>		<b>Style</b>	Two Story		
<b>School District</b>	WSC Elem	Syracuse	JrH	Wawasee	SrH Wawasee
<b>Legal Description</b>	7-57-1 PT S 1/2 S 1/2 SE SE 10-34-7 & PT N 1/2 N 1/2 NE NE 15-34-7 .27A PER DEED				
<b>Directions</b>	St Rd 13, East on Pickwick Rd, East on Cornelius, South onto E Eli Lilly Rd, South onto Ogden Road.				



**Remarks** Lake living at it's finest! This home, with over 4,000 square feet of living space and an amazing lake view, is beyond perfection. Whether for year-round living, or a vacation home, this house provides enough space to really spread out, as well as an open concept design that still gives you the feeling of being close together. As you enter this home you notice the beautiful hardwood floors and are drawn in towards the spacious great room that is accented by a long wall of windows that give a prime view of Lake Wawasee. The great room flows seamlessly into the kitchen and dining areas, complete with granite countertops, in this open concept first floor. The master suite and laundry/mud room also located on the first floor. After ascending an open staircase, you will find another family room, complete with its own wet bar, second laundry space, and 4 additional bedrooms, each more wonderful than the next! Every bedroom features vaulted ceilings and spacious closets. Each room has its own unique charm that will have your family or guests in awe. One more staircase takes you up to an adorable loft space with even more views of the lake. Outside this home you can discover even more wonderful features. The back porch looks out over a stone patio and fire pit, and you will also find an outdoor shower - perfect after a long day of fun on the lake! With 65 feet of water frontage, you will get to enjoy an expansive view of Lake Wawasee all year round, and enjoy a prime spot for all your lake activities to begin. Lake Wawasee has a long standing history of being a summer vacation area since the 1800's, drawing residents from all over the tri-state area, with many from Chicago and Indianapolis. While many homes around the lake are intended primarily for summer use, the lake is certainly a place to enjoy in all seasons and reside on a permanent basis as well. Lake Wawasee offers over 3500 acres of water and 25 miles of shoreline to enjoy boating, skiing, tubing, and many more activities.

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	R Residential	<b>Lot Ac/SF/Dim</b>	0.2700 / 11,761 65'x163'x78'x169'	<b>Src Y</b>	<b>Lot Des</b>	Waterfront, Lake				
<b>Township</b>	Turkey Creek	<b>Abv Gd Fin SqFt</b>	4,420	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Belw Gd SqFt</b>	0	<b>Ttl Fin SqFt</b>	4,420	<b>Year Built</b>	2009	
<b>Age</b>	6	<b>New/Not Applicable</b>	<b>Date Complete</b>	<b>Ext</b>	Stone, Vinyl	<b>Fndtn</b>	Crawl	<b># Rooms</b>	11			
<b>Room Dimensions</b>												
	<b>DIM</b>	<b>L</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	WELL	<b>Dryer Hookup</b>	Gas	<b>No</b>	<b>Fireplace</b>	Yes
<b>LR</b>	28 x 23	M										
<b>DR</b>	15 x 10	M	<b>B-Main</b>	3	1	<b>Sewer</b>	Public	<b>Dryer Hookup</b>	Elec	Yes	<b>Guest Qtrs</b>	No
<b>FR</b>	19 x 12	U	<b>B-Upper</b>	2	0	<b>Fuel /</b>	Gas, Forced Air	<b>Dryer Hook Up</b>	Gas/Elec	No	<b>Split FirPln</b>	No
<b>KT</b>	16 x 15	M	<b>B-Blw G</b>	0	0	<b>Heating</b>		<b>Disposal</b>	Yes		<b>Ceiling Fan</b>	Yes
<b>BK</b>	0 x 0	N				<b>Cooling</b>	Central Air	<b>Water Soft-Owned</b>	Yes		<b>Skylight</b>	No
<b>DN</b>	0 x 0	N	<b>Laundry Rm</b>	Main			x	<b>Water Soft-Rented</b>	No		<b>ADA Features</b>	No
<b>MB</b>	13 x 12	M	<b>AMENITIES</b>	Alarm System-Security, Ceiling Fan(s), Ceilings				<b>Alarm Sys-Sec</b>	Yes		<b>Fence</b>	
<b>2B</b>	16 x 16	U		-Vaulted, Central Vacuum System, Closet(s) Walk-in,				<b>Alarm Sys-Rent</b>	No		<b>Golf Course</b>	No
<b>3B</b>	15 x 14	U		Countertops-Stone, Deck on Waterfront, Disposal, Dryer Hook				<b>Jet/Grdn Tub</b>	No		<b>Nr Wlkg Trails</b>	Yes
<b>4B</b>	14 x 13	U	<b>Garage</b>	3.0	/ Attached	/	36 x 24 / 864.00	<b>Pool</b>	No		<b>Garage Y/N</b>	Yes
<b>5B</b>	18 x 18	U	<b>Outbuilding</b>	None			0 x 0 0	<b>Pool Type</b>			<b>Garage Dr Opnr:</b>	Yes
<b>RR</b>	0 x 0	N	<b>Outbuilding</b>	None			0 x 0 0	<b>Off Street Pk</b>				
<b>LF</b>	0 x 0	N	<b>Assn Dues</b>	\$0.00	Not Applicable			<b>SALE INCLUDES</b>	Dishwasher, Microwave, Refrigerator, Range-Gas, Water Softener-Owned			
<b>EX</b>	0 x 0	N	<b>Other Fees</b>	\$0.00				<b>FIREPLACE</b>	Living/Great Rm, Gas Starter, Vented			
<b>WtrType</b>	<b>Restrictions</b>											
<b>Water Features</b>	Lake	<b>Water Access</b>	Lake	<b>Wtr Name</b>	LkWawasee							
		<b>Wtr Frtg</b>	65.00	<b>Channel Frtg</b>	0.00							

Virtual Tours:

<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>				<b>Exemptions</b>		<b>Year Taxes Payable</b>	2014
<b>Annual Taxes</b>	\$11,424.0	<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Possession</b>	negotiable		
<b>List Office</b>	Reecer Properties Inc. - Offc.: 260-434-5750						

<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>How Sold</b>		<b>CDOM</b>	6	Yes
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>	Lynn Reecer - Cell: 260-385-9866 / Reecer Properties Inc. - Offc.: 260-434-5750							
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