



## 10660 N SOUTHSORE DR UNIT B3

LAKE WAWASEE, SYRACUSE, IN 46567

**\$599,900**

### LAKE LIFE:

**Incredible architectural design means maximum privacy in this third story condo on Lake Wawasee's south shore.**

It's the sound of boats on the water in the morning, the feel of lakewater air as it rushes through your condo. It's lazy afternoons spent on the pier, steps from your front door. It's coming in from the water and docking your boat on your personal boat slip.

It's grilling on your deck. It's unwinding in your BainUltra jetted tub. It's warming up by your woodburning fireplace. It's having friends over for a swim and then letting them spend the night because the stories and laughter just can't be stopped.

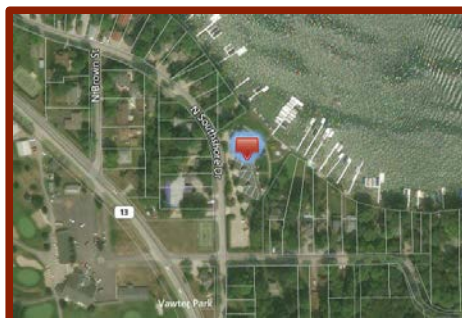
It's your Lake Wawasee South Shore condo—your home away from home. Your weekend getaway.

When you're here, the only place you have to be is out on the water when the fish are biting.

Begin your maintenance free condo lifestyle today.

### REECER PROPERTIES

Lake Office & Guest Cottage  
[lake@reecerproperties.com](mailto:lake@reecerproperties.com)  
 574.527.4209



focused  
 creative  
 proven



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<b>Property Type</b>	RESIDENTIAL	<b>Status</b>	Active	<b>Auction No</b>	
<b>MLS #</b>	201743046	10660 N Southshore Drive	B3 Syracuse	IN 46567	<b>Status</b> Active <b>LP</b> \$599,900
<b>Area</b>	Kosciusko County	<b>Parcel ID</b>	43-04-22-100-123.000-025		
<b>Sub</b>	None	<b>Cross Street</b>		<b>Bedrms</b>	3 <b>F Baths</b> 2 <b>H Baths</b> 0
<b>Location</b>	Lake	<b>Style</b>	One Story		
<b>School District</b>	WSC Elem	Syracuse	JrH	Wawasee	SrH Wawasee
<b>Legal Description</b>	7-85-3.B3 SOUTH SHORE CONDOMINIUMS B-3				
<b>Directions</b>	SR 13 South out of Syracuse, East on Vawter Park Rd, then North on Southshore Dr, Condos are on the right.				



**Remarks** LAKE LIFE: Incredible architectural design means maximum privacy in this third story condo on Lake Wawasee's south shore. It's the sound of boats on the water in the morning, the feel of lakewater air as it rushes through your condo. It's lazy afternoons spent on the pier, steps from your front door. It's coming in from the water and docking your boat on your personal boat slip. It's grilling on your deck. It's unwinding in your BainUltra jetted tub. It's warming up by your woodburning fireplace. It's having friends over for a swim and then letting them spend the night because the stories and laughter just can't be stopped. It's your Lake Wawasee South Shore condo—your home away from home. Your weekend getaway. When you're here, the only place you have to be is out on the water when the fish are biting. Begin your maintenance free condo lifestyle today. • Southshore Condos were built in 1980 with a very smart design, offering much privacy from each unit. There are literally no shared side walls. Only the floors and ceilings. • 2 entrances, one on each side • Only 12 units in the Association • 250+ feet of lake frontage • 2 beautiful new Assn. patios, seating about 6 each • Large pier to share • Sandy beach • Located in the middle of Lake Wawasee on the south shore • Tennis Court • Your own boat slip with the unit and a jet ski space • New Hardwood floors in main living areas • Intercom system communicates with the main front door into building to allow access • All new custom cabinets in recent years with granite tops • Real stone veneer added to wood burning fireplace wall, covering old brick • Control4 audio visual system with speakers in great room, kitchen, master, kitchen, and screened porch • Vaulted ceilings in great room with painted wood beams and wood planks • All new paint in recent years, white painted trim throughout • Eze-Breeze windows on screened porch tinted with UV protection • Small grilling deck off porch • Amazing full, wide view of Lake Wawasee • All new stainless appliances in kitchen • Ice maker • All new lighting • Master has newer Travertine flooring, walk-in shower and tub surround. • BainUltra jetted tub • All newer fixtures in brushed nickel • All new closet shelving/organizers • New water softener; on-demand system • New A/C in last 3 years

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b>	1.7600 / 76,666	NA	<b>Src Y</b>	<b>Lot Des</b>	Waterfront, Lake				
<b>Township</b>	Turkey Creek	<b>Abv Gd Fin SqFt</b>	1,799	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	0	<b>Ttl Fin SqFt</b>	1,799	<b>Year Built</b>	1980	
<b>Age</b>	37	<b>NewNo</b>		<b>Ext</b>	Vinyl	<b>Fndtn</b>	Partial Basement, Unfinished	<b># Rooms</b>	7			
<b>Room Dimensions</b>												
	<b>DIM</b>	<b>L</b>										
<b>LR</b>	22 x 13	M	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	WELL	<b>Dryer Hookup</b>	Gas	No	<b>Fireplace</b>	Yes
<b>DR</b>	13 x 19	M	<b>B-Main</b>	2	0	<b>Sewer</b>	Public	<b>Dryer Hookup</b>	Elec	Yes	<b>Guest Qtrs</b>	No
<b>FR</b>	0 x 0		<b>B-Upper</b>	0	0	<b>Fuel /</b>	Electric	<b>Dryer Hook Up</b>	Gas/Elec	No	<b>Split FirPln</b>	No
<b>KT</b>	18 x 8	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					<b>Cooling</b>	Central Air	<b>Water Soft-Owned</b>		Yes	<b>Skylight</b>	No
<b>DN</b>	0 x 0		<b>Laundry Rm</b>	Main	6	x 5		<b>Water Soft-Rented</b>		No	<b>ADA Features</b>	No
<b>MB</b>	16 x 12	M	<b>AMENITIES</b>	1st Bdrm En Suite, Balcony, Cable Ready, Ceiling				<b>Alarm Sys-Sec</b>		No	<b>Fence</b>	None
<b>2B</b>	12 x 11	M	Fan(s), Closet(s) Walk-in, Countertops-Stone, Disposal, Dryer					<b>Alarm Sys-Rent</b>		No	<b>Golf Course</b>	No
<b>3B</b>	12 x 11	M	Hook Up Electric, Landscaped, Open Floor Plan, Porch					<b>Jet/Grdn Tub</b>		No	<b>Nr Wlkg Trails</b>	No
<b>4B</b>	0 x 0		<b>Garage</b>	1.0	/ Detached	/ 25 x 13	/ 325.00	<b>Pool</b>		No	<b>Garage Y/N</b>	Yes
<b>5B</b>	0 x 0		<b>Outbuilding</b>	None		x		<b>Pool Type</b>			<b>Garage Dr Opnr:</b>	No
<b>RR</b>	0 x 0		<b>Outbuilding</b>			x		<b>Off Street Pk</b>		Yes		
<b>LF</b>	0 x 0		<b>Assn Dues</b>	\$1,500.00	Quarterly			<b>SALE INCLUDES</b>	Dishwasher, Microwave, Refrigerator, Ice Maker, Laundry-Stacked W/D, Oven-Electric, Range-Electric, Water Heater			
<b>EX</b>	13 x 12	M	<b>Other Fees</b>					Electric, Water Softener-Owned, Window Treatment-Blinds				
<b>WtrType</b>			<b>Restrictions</b>	Yes				<b>FIREPLACE</b>	Living/Great Rm, Wood Burning			
<b>Water Features</b>			<b>Water Access</b>	Lake	<b>Wtr Name</b>	LkWawasee						
	Lake		<b>Wtr Frtg</b>	250.00	<b>Channel Frtg</b>	0.00						
			Boat Docking Rights, Pier/Dock Available									

<b>Virtual Tours:</b>	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>	No Exemptions	<b>Year Taxes Payable</b>	2017				
<b>Annual Taxes</b>	\$3,218.00	<b>Is Owner/Seller a Real Estate Licensee</b>	Yes	<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>	28	Yes	
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>	Presented by: Lynn C Reecer - Off: 260-434-5750 / Reecer Properties Inc. - Offc.: 260-434-5750								

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