



focused
creative
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11738 N Sunrise Drive

\$724,900

LAKE WAWASEE, SYRACUSE, IN, 46567

This awesome property has the most amazing and vast views of Lake Wawasee. 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.

This home features an open concept, a beautiful gas log fireplace, and a main-floor master suite with a jet tub and walk-in closet. The patio has electric awnings, and the lakefront provides a sandy beach for swimming. The garage has both heat and air.

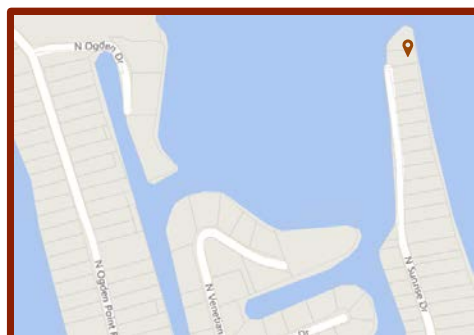
This great Lake Wawasee property can be purchased alone, or together with the next property, which is the very end of the peninsula on Sunrise Dr. Together, they have a combined waterfront total of 368 ft. To see the other property's details, and the listing price for both, look at 11742 & 11738 N Sunrise Drive. This is a unique opportunity with endless possibilities!

LYNN REECER

President/Managing Broker
lynn@reecerproperties.com
574.527.4209

KATE LEACH

Broker/Client Coordinator
kate@reecerproperties.com
574.527.5254



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of photos at
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Property Type RESIDENTIAL	Status Active	Auction No
MLS # 201738333	11738 N Sunrise Drive	Syracuse IN 46567
		Status Active LP \$724,900



Area Kosciusko County	Parcel ID 43-04-14-400-149.000-025	Type Site-Built Home
Sub Sunrise Beach	Cross Street N Ogden Point Rd	Bedrms 4 F Baths 4 H Baths 1
Location Lake	Style Two Story	
School District WSC Elem Syracuse	JrH Wawasee	SrH Wawasee

Legal Description 7-54-137 LOT 46 LESS S 10' & N PT MASON SUNRISE BEACH
Directions E Pickwick Dr, to E Cornelius Rd, to Eli Lilly Rd, to Ogden Point Rd, to N Sunrise Dr, property is the second to the last one at the very end.

Remarks This awesome property has the most amazing and vast views of Lake Wawasee. 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. This home features an open concept, a beautiful gas log fireplace, and a main-floor master suite with a jet tub and walk-in closet. The patio has electric awnings, and the lakefront provides a sandy beach for swimming. The garage has both heat and air. This great Lake Wawasee property can be purchased alone, or together with the next property, which is the very end of the peninsula on Sunrise Dr. Together, they have a combined waterfront total of 368 ft. To see the other property's details, and the listing price for both, look at 11742 & 11738 N Sunrise Drive. This is a unique opportunity with endless possibilities!

Sec	Lot	Zoning A Single Family Residential	Lot Ac/SF/Dim 0.1540 / 6,708 54x123x50x128	Src Y	Lot Des	Waterfront-Level
Township Turkey Creek	Abv Gd Fin SqFt 3,284	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 3,284	Year Built 1972	
Age 45	NewNo	Date Complete	Ext Cedar	Fndtn Slab	# Rooms 9	
Room Dimensions						
DIM	L	Baths	Full	Half	Water	WELL
LR 26 x 15	M					Dryer Hookup Gas No
DR 26 x 14	M	B-Main 1	1		Sewer Public	Dryer Hookup Elec No
FR 23 x 20	U	B-Upper 3	0		Fuel / Gas, Forced Air	Dryer Hook Up Gas/Elec No
KT 15 x 10	M	B-Blw G 0	0		Heating	Disposal Yes
BK 0 x 0					Cooling Central Air	Water Soft-Owned Yes
DN 0 x 0		Laundry Rm Upper	12	x 9		Water Soft-Rented No
MB 16 x 16	M	AMENITIES Hot Tub/Spa, Alarm System-Security, Balcony,			Alarm Sys-Sec Yes	Fireplace Yes
2B 13 x 12	U	Ceiling Fan(s), Ceilings-Vaulted, Closet(s) Walk-in, Disposal, Jet			Alarm Sys-Rent No	Guest Qtrs No
3B 12 x 12	U	Tub, Open Floor Plan			Jet/Grdn Tub No	Split FirPln No
4B 12 x 10	U	Garage 2.0	/ Attached	/ 23 x 22	/ 506.00	Disposal Yes
5B 0 x 0		Outbuilding None		x		Water Soft-Owned Yes
RR 0 x 0		Outbuilding		x		Water Soft-Rented No
LF 0 x 0		Assn Dues	Not Applicable			Skylight No
EX 0 x 0		Other Fees				ADA Features No
WtrType	Restrictions	SALE INCLUDES Dishwasher, Microwave, Refrigerator, Window Treatments, Oven-Electric, Range-Electric, Water Heater Electric, Water Softener-Owned				
Water Features	Water Access Lake	Wtr Name LkWawasee	FIREPLACE Gas Log			
Lake	Wtr Frtg 54.00	Channel Frtg 50.00				
	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 \$5,036.00 **Is Owner/Seller a Real Estate Licensee** No **Possession** negotiable

List Office Reecer Properties Inc. - Offc.: 260-434-5750

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 9

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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