



28 N SUPERIOR AVENUE **\$269,900**
SHADOW LAKE ESTATES, WARSAW, IN 46582

Immaculate home in highly-coveted Shadow Lakes Estate subdivision. Offers half an acre lot, located close to restaurants, shopping and is only a short drive to the Village of Winona. 3200+ square ft. with 4 bedrooms and 3 full baths. The open floor plan of this home is perfect for gatherings and entertaining.

The main level offers hardwood flooring throughout the kitchen, living and dining room. The living room offers a gas fireplace. The kitchen is updated with stainless appliances and a large kitchen island. Laundry is also conveniently located on the main level.

The main level master suite offers double vanities, jetted tub and a large walk-in closet. There are two additional bedrooms and an additional full bathroom on the main floor.

The finished, lower level has a family area which offers space for a pool table or ping pong table. It also includes an in-home projection screen/equipment perfect for any movie night. The basement also boasts an additional bedroom and full bathroom. A bonus room can be utilized as an office or den.

Included in the sale is the projection screen and equipment, the TV in the living room and the TV in the basement office.

The Shadow Lakes neighborhood offers a playground, beach volleyball court, swimming pond and walking paths throughout the neighborhood.

KATE LEACH
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Property Type RESIDENTIAL	Status Active	Auction No
MLS # 201706070	28 N Superior Avenue	Warsaw IN 46582
Area Kosciusko County	Parcel ID 43-11-11-200-003.000-031	Status Active
Sub Shadow Lake Estates	Cross Street	Type Site-Built Home
Location City/Town/Suburb	Style One Story	Bedrms 4 F Baths 3 H Baths 0
School District WRS Elem Harris	JrH Lakeview	SrH Warsaw
Legal Description	3-56-31 LOT 19 SHADOW LAKES ESTATES REPLAT	
Directions	US 30 E. to NE on Old US 30. Left into Shadow Lakes	



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Sec Lot 19	Zoning R Residential	Lot Ac/SF/Dim 0.4900 / 21,344	172 x 131	Src N	Lot Des	Corner
Township Wayne	Abv Gd Fin SqFt 1,661	Below Gd Fin SqFt 1,461	Ttl Below Gd SqFt 1,661	Ttl Fin SqFt 3,122	Year Built 2005	
Age 12	NewNo	Date Complete	Ext Vinyl	Fndtn Full Basement, Finished	# Rooms 10	
Room Dimensions						
DIM	L	Baths	Full	Half	Water	WELL
LR 16 x 12	M					
DR 11 x 10	M	B-Main 2	0		Sewer Septic	
FR 33 x 16	L	B-Upper 0	0		Fuel / Gas, Forced Air	
KT 16 x 12	M	B-Blw G 1	0		Heating	
BK 0 x 0	N				Cooling Central Air	
DN 15 x 9	L	Laundry Rm	Main	8	x 7	
MB 15 x 13	M	AMENITIES Attic Pull Down Stairs, Attic Storage, Built-In			Alarm Sys-Sec	No
2B 11 x 10	M	Bookcase, Built-In Entertainment Ct, Ceiling Fan(s),			Alarm Sys-Rent	No
3B 11 x 10	M	Closet(s) Walk-in, Dryer Hook Up Electric, Foyer Entry, Garage			Jet/Grdn Tub	Yes
4B 13 x 13	M	Garage 2.0	/ Attached	/	26 x 26	/ 676.00
5B 0 x 0	N	Outbuilding	None	0 x 0	0	
RR 0 x 0	N	Outbuilding	None	0 x 0	0	
LF 0 x 0	N	Assn Dues \$400.00	Annually			
EX 0 x 0	N	Other Fees \$0.00	None			
WtrType	Restrictions Yes					
Water Features	Water Access None	Wtr Name				
None	Wtr Frtg 0.00	Channel Frtg	0.00			

Virtual Tours:

Auction No	Auction Reserve Price \$	Auction Date	Auction Time
Auctioneer Name		Auctioneer License #	
Financing: Proposed Cash, Conventional		Exemptions	Year Taxes Payable 2016
Annual Taxes \$2,027.00	Is Owner/Seller a Real Estate Licensee No	Possession negotiable	
List Office Reecer Properties - Work: 260-434-5750			

Pending Date	Closing Date	Selling Price	How Sold	CDOM 91
Ttl Concessions Paid	Sold/Concession Remarks			
Presented by: Kate Leach	/ Reecer Properties - Work: 260-434-5750			

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