



7652 E VAWTER PARK RD \$1,474,000
ON LAKE WAWASEE, SYRACUSE, IN 46567

Down a quiet street, just off of the main road through town, is a home that sits upon a small hill, surrounded by large trees on the edge of the western banks of Lake Wawasee. This lake home, a block away from the South Shore Golf Course, provides 100 feet of lake frontage on Indiana's largest natural lake.

Recently updated, this home features gorgeous two-story windows in the main living and dining areas that provide incredible views of the lake and surrounding trees. This home is already spacious, with four bedrooms, four bathrooms and a finished basement, but the vaulted ceilings and open second story landing add to the large and open feel of this home. Just off of the living room is the master suite. This suite features its own fireplace and a wall of large sliding glass doors that provide yet another beautiful view of the water. Down the hall is another bedroom with private bathroom, as well as a small study, while the remaining bedrooms are located upstairs.

The basement is complete with a large built-in entertainment center and wet bar - the perfect space for entertaining! There are sliding glass doors that lead out to a small patio. Outside you will find a beautiful, maintenance-free Azek deck, with separate sections close to the house and to the water, that provide additional entertaining space for your family and friends to enjoy! An Aztec staircase leads down to the sandy beach bottom waters below. With more than enough space inside and out of this home, this property would be perfect for your new vacation or year round home!

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Property Type RESIDENTIAL	Status Active	Auction No
MLS # 201606120	7652 E Vawter Park Road	Syracuse IN 46567
Area Kosciusko County	Parcel ID 43-04-22-100-156.000-025	Status Active
Sub Vawter Park	Cross Street	Type Site-Built Home
Location Lake	Style Two and Half Story	Bedrms 4 F Baths 4 H Baths 0
School District WSC Elem Syracuse	JrH Wawasee	SrH Wawasee
Legal Description 7-85-23 LOTS 21, 22 & PT VAC ST VAWTER PARK & LOTS 21A & 22A & PT VAC ST SUDLOWS		
Directions South on State Road 13 to Vawter Park Road		



Remarks Down a quiet street, just off of the main road through town, is a home that sits upon a small hill, surrounded by large trees on the edge of the western banks of Lake Wawasee. This lake home, a block away from the South Shore Golf Course, provides 100 feet of lake frontage on Indiana's largest natural lake. 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. Recently updated, this home features gorgeous 2 story windows in the main living and dining areas that provide incredible views of the lake and surrounding trees. This home is already spacious, with 4 bedrooms, 4 bathrooms and a finished basement, but the vaulted ceilings and open second story landing add the large and open feel of this home. Just off of the living room is the master suite. This suite features its own fireplace and a wall of large sliding glass doors that provide yet another beautiful view of the water. Down the hall is another bedroom with private bathroom, as well as a small study, while the remaining bedrooms are located upstairs. The basement is completed with a large built-in entertainment center and wet bar - the perfect space for entertaining! There are also sliding glass doors that lead out to a small patio. Outside you will find a beautiful, maintenance-free Azek deck, with separate sections close to the house and to the water, that provide additional entertaining space for your family and friends to enjoy! An Azek staircase leads down to the sandy beach bottom waters below. With more than enough space inside and out of this home, this property would be perfect for your new vacation or year round home! The seller is offering a \$20,000 roof allowance.

Sec	Lot 21	Zoning R Residential	Lot Ac/SF/Dim 0.7500 / 32,670	100x361x104x328	Src Y	Lot Des Lake
Township Turkey Creek	Abv Gd Fin SqFt 3,143	Below Gd Fin SqFt 1,002	Ttl Below Gd SqFt 1,890	Ttl Fin SqFt 4,145	Year Built 1991	
Age 26	NewNo	Date Complete	Ext Cedar, Vinyl	Fndtn Full Basement	# Rooms 10	
Room Dimensions						
	DIM	L				
LR	24 x 23	M	Baths Full Half	Water WELL	Dryer Hookup Gas No	Fireplace Yes
DR	15 x 11	M	B-Main 2 0	Sewer Septic	Dryer Hookup Elec Yes	Guest Qtrs No
FR	23 x 23	L	B-Upper 1 0	Fuel / Gas, Forced Air	Dryer Hook Up Gas/Elec No	Split FirPln No
KT	14 x 12	M	B-Blw G 1 0	Heating	Disposal No	Ceiling Fan Yes
BK	0 x 0	N		Cooling Central Air	Water Soft-Owned Yes	Skylight No
DN	11 x 10	M	Laundry Rm Main	8 x 5	Water Soft-Rented No	ADA Features No
MB	21 x 17	M	AMENITIES Alarm System-Security, Bar, Ceiling Fan(s),		Alarm Sys-Sec Yes	Fence
2B	13 x 12	M	Central Vacuum System, Closet(s) Walk-in, Deck Open, Deck		Alarm Sys-Rent No	Golf Course No
3B	16 x 13	U	on Waterfront, Dryer Hook Up Electric, Foyer Entry, Garage		Jet/Grdn Tub No	Nr Wlkg Trails No
4B	15 x 14	U	Garage 2.0 / Attached	/ 21 x 20 / 420.00	Pool No	Garage Y/N Yes
5B	0 x 0	N	Outbuilding None	0 x 0 0	Pool Type	Garage Dr Opnr: Yes
RR	0 x 0	N	Outbuilding None	0 x 0 0	Off Street Pk	
LF	13 x 12	U	Assn Dues \$0.00	Not Applicable	SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Dryer	
EX	0 x 0	N	Other Fees		-Electric, Kitchen Exhaust Hood, Range-Electric, Water Softener-Owned	
WtrType	Restrictions		FIREPLACE Living/Great Rm, 1st Bdrm, Gas Log			
Water Features	Water Access Lake	Wtr Name LkWawasee				
Lake	Wtr Frtg 100.00	Channel Frtg 0.00				

Virtual Tours: Unbranded Virtual Tour

Auction No	Auction Reserve Price \$	Auction Date	Auction Time
Auctioneer Name	Auctioneer License #		
Financing: Proposed Cash, Conventional	Exemptions	Year Taxes Payable 2016	
Annual Taxes \$10,941.0	Is Owner/Seller a Real Estate Licensee No	Possession negotiable	

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

Pending Date	Closing Date	Selling Price	How Sold	CDOM 465
Ttl Concessions Paid				
Sold/Concession Remarks				
Presented by: Lynn C Reecer - Off: 260-434-5750 / Reecer Properties Inc. - Off.: 260-434-5750				

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