



**TYPE/STYLE** Site-Built Home / One Story  
**ROOMS** 4  
**BEDROOMS** 2  
**FULL BATHS** 1  
**HALF BATHS** 0  
**APX YEAR BUILT** 1956  
**APX ABOVE GRADE FIN SQFT** 672  
**APX BELOW GRADE FIN SQFT** 0  
**APX BELOW GRADE UNFIN SQFT** 0  
**APX TOTAL FINISHED SQFT** 672  
**SELLING PRICE**  
**CLOSING DATE**

**AREA** Kosciusko County  
**SUBDIVISION** Epworth Forest  
**TOWNSHIP** Tippecanoe  
**ELEMENTARY** North Webster  
**MIDDLE** Wawasee  
**HIGH** Wawasee  
**PARCEL #** 43-08-11-400-106.000-023  
**ASSESSED VALUE**  
**ANNUAL TAXES** \$1,051.00

**LEGAL DESCRIPTION**

**Property Features**

<b>ASSOCIATION DUES \$</b>		<b>APX LOT DIMENSIONS</b> 150x116x139x115	<b>Garage/# of Cars</b> 2.0
<b>ASSOCIATION DUES FREQ.</b> Not Applicable		<b># ACRES</b> 0.3825	<b>Garage Dim.</b> 27 x 23
<b>OCCUPANCY</b> Vacant.		<b>FLOOD PLAIN</b> No	<b>Garage Type</b> Detached
<b>EXTERIOR</b> Vinyl		<b>WATER FRONTAGE</b>	<b># Full Baths Upper</b> 0
<b>ROOF</b> Asphalt		<b>WATERFRONT</b> No	<b># Half Baths Upper</b> 0
<b>FLOORING</b> Carpet		<b>LAKE TYPE</b>	<b># Full Baths Main</b> 1
<b>BASEMENT</b> No		<b>SEWER</b> Public	<b># Half Baths Main</b> 0
			<b># Full Baths BG</b> 0
			<b># Half Baths BG</b> 0

**Room Grid**

	<b>LEVEL</b>	<b>DIMENSIONS</b>		<b>LEVEL</b>	<b>DIMENSIONS</b>
Living/Great Rm	Main	18 x 16	1st Bdrm	Main	11 x 10
Dining Rm		x	2nd Bdrm	Main	10 x 9
Kitchen	Main	8 x 12	3rd Bdrm		x
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
		x	Laundry	N/A	x

**HEATING/FUEL** Wall Heater  
**COOLING** None  
**LOT DESCRIPTION** Corner  
**FIREPLACE** None  
**PROPOSED FINANCING** Cash, Conventional

**AMENITIES** Attic Pull Down Stairs, Attic Storage, Ceiling Fan(s), Porch Open, Range/Oven Hook Up Gas  
**DOCUMENTS AVAILABLE** LBP Form, Sellers Disclosure  
**FENCE** Partial

**Remarks and Directions**

**Remarks** \*\*\*Seller is downsizing and selling their Vacation Home near Webster Lake located in Epworth Forest and we will be offering for sale the real estate and personal belongings during a LIVE Public Auction on Sat. October 3 @ 9:30 am Real Estate Sells First. There will be two open house dates on Sun. Sept. 20 (1-2) and Sun. Sept 27 (1-2). \*\*\* This Ranch home consist of 2 Bed and 1 bath with open concept living with knotty pine kitchen cabinets and living room accent wall. Large Outdoor Deck for entertaining and a 27 x 33 Detached Garage to store your boats and jetskis. \*\*\*This property may sell at, above, or below listed price depending on the outcome of the auction bidding.\*\*\*  
**Directions to Property** From North Webster head north on N Main Street, turn right on E Epworth Forest Rd., then turn right prior to N 6th Trail and the drive to the home is on the right.