

Presented

Jen Rice - Cell: 260-982-0238



Zoning Description

Property Type RESIDENTIA	L Status Active		CDO 0	DOM 0	Auction Yes
MLS# 202443213	7527 W Lake Park Road	Warsaw	IN 46582	2	LP \$0
	Area Kosciusko County	Parcel ID 43-06-31-400-037.000-019	Type Site-B	uilt Home	Waterfront Yes
	Sub Lakeview Park	Cross Street	Bedrms 2	F Baths 2	H Baths 1
	Township Prairie	Style One Story	REO No	Short Sale	No
	School District WRS	Elem Madison JrH	Edgewood	SrH \	Warsaw
	Legal Description 21-122-31	1 LOTS 28, 29, 30, 47, 48, 49 LAKEVIEW I	PARK & TR E LO	TS	
- Hill	Directions On northwest side of	Hoffman Lake. US 30 turn right on 800 W, righ	t on 300 N. Right or	Murphy Ln, pro	perty is on the corner of

Remarks Lakefront Property on Hoffman Lake with 250+ feet of frontage selling via Online Only Auction on Tuesday, December 3, 2024 -- Bidding begins closing out at 6 pm! Discover the ultimate lakefront retreat on Hoffman Lake, boasting an impressive 250+ feet of pristine frontage. This beautifully remodeled property has a million-dollar view offering water views on all 3 sides of the home as well as great fishing & spectacular sunrises. It features 2 bedrooms and 2.5 bathrooms, each bedroom equipped with its own ensuite that includes handicapped-accessible showers for added convenience. The master bedroom offers sliding glass doors out to the back deck as well. A thoughtfully designed extra half bath with a laundry room enhances the functionality of this home. An open concept kitchen, dining, & living room, as well as the laundry room, entryway, lower-level bonus room, & Florida room, have all been renovated from the flooring to the ceiling. The kitchen has a custom-built island with hidden trash area as well as a built-in 30 bottle wine refrigerator. The custom kitchen

County Zoning R1

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Inside City

City Zoning

Agent Remarks Online Auction: Tues. 12.3.24 6pm Open House: Tues. 11.26.24 5:30-6pm A 4% buyer's premium will be added to the winning invoice. Full terms in docs. RE BROKERS: Must Register Clients 24 hrs. in advance & follow the rules on the registration form. The client Registration form is on auction at BidMetzger.com The seller has the right to

Sec	Lot 0	Lot	(0.4800	/ 20,	940 /	360X58.2	Lot Des	c Waterfront, 0-2.999	99, Lal	ke, Water View		
Abo	e Gd Fin S	iqFt 1,6	56 Above	Gd Un	fin SqFt (Belov	w Gd Fin SqFt 0	٦	Ttl Below Gd SqFt 0		Ttl Fin SqFt 1,656	Year Built	196
Age	64 Ne	w Const	No	Date	Complete		Ext Vinyl		Bsmt Crawl, Slab			#	7
Roc	m Dimens	<u>ions</u>	Baths	Full	Hal	Water	WELL		Basement Material				
	RM DIM	LV	B-Main	2	1	Well Type	Private		Dryer Hookup Gas	No	Fireplace	No	
LR	33 x 17	M	B-Upper	0	0	Sewer	Septic		Dryer Hookup Elec	Yes	Guest Qtrs	No	
DR	Х		B-Blw	0	0	Fuel /	Electric, Forced	Air	Dryer Hookup G/E	No	Split FlrpIn	No	
FR	21 x 11	M	Laundry I	Rm I	Main	Heating			Disposal	No	Ceiling Fan	No	
KT	14 x 13	M	Laundry I	L/W	19 x 10	Cooling	Central Air		Water Soft-Owned	No	Skylight	No	
3K	Х						Available, Cable		Water Soft-Rented	No	ADA Feature	s No	
NC	Х		•		•		pen, Deck on		Alarm Sys-Sec	No	Fence		
1B	20 x 18	M	vvaterrron	it, Drye	г ноок ор і	±iectric, ⊑at	-In Kitchen, Firepi	τ,	Alarm Sys-Rent	No	Golf Course	No	
2B	14 x 10	M							Garden Tub	No	Nr Wlkg Trai	ls No	
ВВ	Х		Garage	2	2.0 / Att	ached /	32 x 27 / 86	4.00	Jet Tub	No	Garage Y/N	Yes	
4B	X		Outbuildi	ing 1	Shed	10	0 x 20		Pool	No	Off Street Pk	(
5B	Х		Outbuildi	ing 2			X		Pool Type				
RR	Х		Assn Due	es		Freque	ncy Not Applica	ole			asher, Microwave, Refrig		low
LF	X		Other Fee	es							c, Water Heater Gas, Wir	ne Chiller	
EΧ		M							FIREPLACE Wood	Rurnir			
-^	19 x 10	IVI	Restriction	ons					FIREPLACE Wood	Burnir	ng, wood Burning Stove		
	r Access		Restriction		Vtr Name	Hoffman			Water Frontage 25			00	
Vate		_AKE			Vtr Name	Hoffman							
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