

**Sale Name:** 12.03.24 - ONLINE ONLY AUCTION - LAKEFRONT PROPERTY ON HOFFMAN LAKE WITH 250+ FEET OF FRONTAGE! WARSAW, IN

**LOT 1 - Lakefront Home on Hoffman Lake - Over 250 ft. of Frontage!!**



**Description**

**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 custom kitchen from Baily's showcases charming cottage maple cabinetry, stunning Corian countertops, modern Frigidaire stainless steel appliances as well as a custom-built island with hidden trash area & built-in 30 bottle wine fridge. Outside, enjoy the expansive 20x20 paver patio and a wrap-around deck that has been refinished and stained, perfect for entertaining or soaking up the serene lake views. The attached 2+ car garage is large enough for both cars and workshop area for whatever hobbies you enjoy. Additionally, a 10x20 shed offers extra storage for your outdoor equipment. Entire property is bordered with chain link fence, stone paver landscaping with 5C stone & boulders all around. Most furnishings, antiques, decor, and exterior patio furniture are negotiable, providing a seamless transition into your new lakeside home (excluding the TV/ fireplace stand). This property is a rare gem that combines comfort, style, and the tranquility of lakeside living. Don't miss the opportunity to make it yours!**

***\*\*\* New Encroachment Agreement  
attached for review regarding a fence  
that is partially on the adjoining  
neighbors property!!\*\*\****

**Quantity: 1**



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