

Property Type RESIDENTIAL

Status Listed Coming Soon

Auction No

MLS # [202315577](#) 3695 W Sycamore Beach R... Angola IN 46703 Status Listed Comin... LP \$1,050,000



Area Steuben County	Parcel ID 76-06-08-310-208.000-011	Type Site-Built Home
Sub Sycamore Beach	Cross Street	Bedrms 4 F Baths 2 H Baths 1
Location	Style Two Story	
School District MSD Elem Ryan Park	JrH Angola	SrH Angola
Legal Description SYCAMORE BEACH OP LOT 8		
Directions Orland Rd to Sycamore Beach Rd		
Inside City Limits	City Zoning	County Zoning Zoning Description

Remarks Start Showing Date: 5/20/2023 Open House Sat 5/20 11-3 Sun 5/21 11-3 Outstanding lake home with 97 feet of lakefront plus a large backlot with woodland view on Crooked Lake's 2nd basin in Steuben County! This beautiful home has stunning panoramic views of the lake from an abundance of windows throughout. The deck and 57' patio overlooking the lake span the home on the main floor as well as the walkout lower level. Beautifully and professionally landscaped back and front including a firepit and private sandy beach. Other amenities include a gas log fireplace, coffered ceiling, lovely maple cabinets, a sound system, irrigation system and convenient temperature-controlled storage at the lake front. New roof shingles and 6 inch gutters with gutter guards were installed in 2022. This beautiful property on this popular all sports lake makes a wonderful weekend destination or year round home. A must see!

Sec Lot 8	Lot Ac/SF/Dim 0.3300 / 14,216	50X112	Src Y	Lot Des Waterfront
Township Pleasant	Abv Gd Fin SqFt 1,488	Below Gd Fin SqFt 1,642	Ttl Belw Gd SqFt 1,642	Ttl Fin SqFt 3,130
Age 21	New No	Date Complete	Ext Brick, Vinyl	Fndtn Walk-Out Basement, Finished
Room Dimensions	Inside City Limits	City Zoning	County Zon...	Zoning Description
DIM L				
LR 17 x 20	M	Baths Full Half	Water WELL	Dryer Hookup Gas No Fireplace Yes
DR 13 x 13	M	B-Main 1 1	Well Type Private	Dryer Hookup Elec No Guest Qtrs No
FR 17 x 30	B	B-Upper 0 0	Sewer Regional	Dryer Hook Up Gas/Elec No Split FlrPln No
KT 13 x 13	M	B-Blw G 1 0	Fuel / Gas	Disposal No Ceiling Fan No
BK x		Laundry Rm Main	Heating	Water Soft-Owned No Skylight No
DN x		Laundry L/W 8 x 10	Cooling Central Air	Water Soft-Rented No ADA Features No
MB 19 x 15	M			Alarm Sys-Sec No Fence
2B 17 x 16	B			Alarm Sys-Rent No Golf Course No
3B 13 x 16	B			Jet/Grdn Tub No Nr Wlkg Trails No
4B 13 x 9	B	Garage 2.0 / Attached / 22 x 20 / 440.00		Pool No Garage Y/N Yes
5B x		Outbuilding None x		Pool Type Garage Dr Opnr: No
RR x		Outbuilding x		Off Street Pk
LF x		Assn Dues Not Applicable		SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Window Treatments, Dryer-Electric, Range-Electric, Trash Compactor, Water Heater Gas
EX 17 x 9	B	Other Fees		FIREPLACE Living/Great Rm
WtrType	Restrictions			
Water Features	Water Access Lake	Wtr Name Crooked		
Lake	Wtr Frtg 97.00	Channel Frtg 0.00		
		Lake Type SKIL		

Virtual Tours:

Auction No	Auction Reserve Price \$	Auction Date	Auction Time
Auctioneer Name		Auctioneer License #	
Financing: Proposed		Exemptions	Year Taxes Payable 2022
Annual Taxes \$6,473.00	Is Owner/Seller a Real Estate Licensee No	Possession immediate	
List Office Gold House LLC - Off: 260-210-2937			

Pending Date	Closing Date	Selling Price	How Sold	CDOM 2
Ttl Concessions Paid	Sold/Concession Remarks			
BBC	2%			

Presented by: Carl Quandt - Off: 260-210-2937 / Gold House LLC - Off: 260-210-2937

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