

<b>Property Type</b>	RESIDENTIAL	<b>Status</b>	Active	<b>Auction No</b>	
<b>MLS #</b>	202231464	<b>8897 E Circle Drive</b>	Syracuse	<b>IN</b>	46567
<b>Status</b>	Active	<b>LP</b>	\$265,000		
<b>Area</b>	Kosciusko County	<b>Parcel ID</b>	43-04-26-100-554.000-025		
<b>Sub</b>	Papakeechee Lake	<b>Cross Street</b>		<b>Bedrms</b>	3
<b>Location</b>		<b>Style</b>	One Story		
<b>School District</b>	WSC	<b>Elem</b>	Syracuse	<b>JrH</b>	Wawasee
<b>Legal Description</b>	7-101-10 LOT 8 PAPAKEECHIE CORP SD 5				
<b>Directions</b>	Hatchery rd to dezal right on circle property on left				
<b>Inside City Limits</b>		<b>City Zoning</b>		<b>County Zoning</b>	
				<b>Zoning Description</b>	



**Remarks** Gorgeous panoramic views of Papakeechee Lake from this lovely updated lakefront cottage! Great lot with beautiful views from both the front as well as the backyard. The cottage is situated close to the water's edge making it only a few steps from your door to your dock. In addition to the cottage there is 12x18 shop /storage building out back with a finished bunkroom for overnight guests. Updates include: Beautiful white kitchen cabinets with quartz countertops, stainless appliances, totally remodeled bath, refinished wood floors, high efficiency furnace & central air, all windows replaced, 12x20 deck, siding, roof shingles replaced. Be sure to view our 3D Tour.

<b>Sec</b>	Lot 8	<b>Lot Ac/SF/Dim</b>	0.2300 / 10,000		<b>50x180x34x177</b>	<b>Src Y</b>	Lot Des	Waterfront, Waterfront-Level Bank						
<b>Township</b>	Turkey Creek	<b>Abv Gd Fin SqFt</b>	700	<b>Below Gd Fin SqFt</b>	117	<b>Ttl Blw Gd SqFt</b>	117	<b>Ttl Fin SqFt</b>	817	<b>Year Built</b>	1957			
<b>Age</b>	65	<b>New</b>	No	<b>Date Complete</b>		<b>Ext</b>	Vinyl	<b>Fndtn</b>	Partial Basement, Partially Finished		<b># Rooms</b>	6		
<b>Room Dimensions</b>		<b>Inside City Limits</b>		<b>City Zoning</b>		<b>County</b>		<b>Zoning Description</b>						
	<b>DIM</b>	<b>L</b>												
<b>LR</b>	20 x 10	M		<b>Baths</b>	Full	<b>Half</b>	0	<b>Water</b>	WELL	<b>Dryer Hookup</b>	Gas	<b>No</b>	<b>Fireplace</b>	No
<b>DR</b>	x			<b>B-Main</b>	1	<b>Sewer</b>	Septic	<b>Dryer Hookup</b>	Elec	<b>No</b>	<b>Guest Qtrs</b>	No		
<b>FR</b>	x			<b>B-Upper</b>	0	<b>Fuel /</b>	Gas, Forced Air	<b>Dryer Hook Up</b>	Gas/Elec	<b>No</b>	<b>Split FirPln</b>	No		
<b>KT</b>	12 x 9	M		<b>B-Blw G</b>	0	<b>Heating</b>		<b>Disposal</b>	No	<b>Ceiling Fan</b>	No			
<b>BK</b>	x			<b>Cooling</b>	Central Air	<b>Water Soft-Owned</b>	Yes	<b>Skylight</b>	No					
<b>DN</b>	x			<b>Laundry Rm</b>	Lower	<b>9 x 6</b>		<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No			
<b>MB</b>	11 x 7	M		<b>AMENITIES</b>	Breakfast Bar, Countertops-Stone			<b>Alarm Sys-Sec</b>	No	<b>Fence</b>				
<b>2B</b>	8 x 7	M						<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No			
<b>3B</b>	14 x 9	L						<b>Jet/Grdn Tub</b>	No	<b>Nr Wlkg Trails</b>	No			
<b>4B</b>	x			<b>Garage</b>	/	/	x	/		<b>Pool</b>	No	<b>Garage Y/N</b>	No	
<b>5B</b>	x			<b>Outbuilding</b>	Outbuilding	18 x 24	360	<b>Pool Type</b>		<b>Garage Dr Opnr:</b>	No			
<b>RR</b>	x			<b>Outbuilding</b>		x		<b>Off Street Pk</b>	Yes					
<b>LF</b>	x			<b>Assn Dues</b>	\$190.00	Annually		<b>SALE INCLUDES</b>	Refrigerator, Window Treatments, Dehumidifier, Dryer -Electric, Laundry-Stacked W/D, Range-Gas, Water Heater Electric, Water Softener-Owned, Window Treatment-Blinds					
<b>EX</b>	x			<b>Other Fees</b>										
<b>WtrType</b>		<b>Restrictions</b>	Yes											
<b>Water Features</b>		<b>Water Access</b>	Lake	<b>Wtr Name</b>	Papakchie									
	Lake	<b>Wtr Frtg</b>	50.00	<b>Channel Frtg</b>	0.00									
		<b>Pier/Dock</b>		<b>Lake Type</b>	NOSKI									
<b>Virtual Tours:</b>	Unbranded Virtual Tour													
<b>Auction No</b>		<b>Auction Reserve Price \$</b>		<b>Auction Date</b>		<b>Auction Time</b>								
<b>Auctioneer Name</b>		<b>Auctioneer License #</b>												
<b>Financing: Proposed</b>	Conventional	<b>Exemptions</b>		<b>Year Taxes Payable</b>	2022									
<b>Annual Taxes</b>	\$939.00	<b>Is Owner/Seller a Real Estate Licensee</b>	Yes	<b>Possession</b>	Negotiable									
<b>List Office</b>	Gold House LLC - Off: 260-210-2937													
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>How Sold</b>		<b>CDOM</b>	0					Yes
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>												
<b>BBC</b>	3%													

**Presented by:**

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

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