

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202515201	82 EMS B6C Lane	Leesburg	IN	46538	Status	Active	L	\$0
		Area	Kosciusko County	Parcel ID	43-08-27-100-180.000-023	Type	Site-Built Home		
		Sub	Springview Park	Cross Street		Bedrms	4	F Baths	3
		Location	Lake	Style	Two Story			H Baths	1
		School District	WSC	Elem	North Webster	JrH	Wawasee	SrH	Wawasee
		Legal Description			005-105-023 Lots 3 & 4 & E 1/2 Lot 2 Springview Park Add & Vac Public way AND 005-105-025 Lot 1 & W				
		Directions			State Rd 13 to B6 to end of road				
		Inside City Limits		City Zoning		County Zoning		Zoning Description	

Remarks Exclusive Private Peninsula Retreat on Kuhn Lake! Seller is Downsizing and is offering at LIVE Public Auction the Real Estate on Saturday, May 31 @ 11:30am. There will be Two Open Houses to view the property on Sun. May 18 (1-2 pm) and Sun. May 25 (1-2 pm) <<< Special Note: This is a Cash Sale. The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval.>>>

Welcome home to this stunning JC Hamman custom-built masterpiece, perfectly situated on nearly 650 feet of lake and channel frontage in the highly sought-after Barbee Chain of Lakes—a network of seven connecting lakes offering endless boating and recreational opportunities. From the moment you drive down the private drive, you'll be captivated by this 4-bedroom, 3.5-bath retreat, boasting 4,149 square feet of luxurious living space with breathtaking water views from every window. Step inside to discover soaring cathedral ceilings, a floor-to-ceiling stone fireplace, and exquisite stained-glass transoms above doorways on main level. The gourmet kitchen is a chef's dream, while the primary suite offers a spa-like escape with a Jacuzzi tub, huge steam shower, concealed TV in the vanity mirror, and a cozy bedroom fireplace. Unwind in your therapeutic sauna or entertain guests in the multiple bonus rooms, home theater system, and surround sound setup with interior and exterior speakers. Outside, enjoy the expansive deck with four access points, a sprawling lawn, two piers, and your own private boat dock and boat launch. With ample parking for guests—including space for up to 12 vehicles—and a three-car garage with loft, this home is built for both relaxation and entertaining. Additional features include two furnaces, two AC units, a backup generator and see Exhibit A, making this a lakefront paradise. Come experience lakeside luxury—schedule your private showing today!

Se	Lo	Lot Ac/SF/Dim	0.5300	/ 23,087	irregular	Sr	Yes	Lot Des	Irregular, Level, Waterfront, Flood Plain, Lake		
Township	Tippecanoe	Abv Gd Fin SqFt	4,149	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	4,149	Year Built	2007
Age	18	New	No	Date Complete	Ext	Brick, Stone,	Fndtn	Crawl		# Rooms	13
Room Dimensions		Inside City Limits		City		County		Zoning Description			
DIM	L										
L	16 x 16	M	Baths	Full	Half	Water	WELL	Dryer Hookup Gas	No	Fireplace	Yes
D	9 x 18	M	B-Main	1	1	Well	Private	Dryer Hookup Elec	Yes	Guest Qtrs	No
F	X		B-Upper	2	0	Sewer	Septic	Dryer Hook Up	No	Split Flrpln	No
K	16 x 13	M	B-Blw G	0	0	Fuel /	Gas, Forced Air	Disposal	Yes	Ceiling Fan	Yes
B	X		Laundry Rm	Main		Heating		Water Soft-Owned	Yes	Skylight	Yes
D	9 x 9	M	Laundry L/W	8 x 8	Cooling	Central Air		Water Soft-Rented	No	ADA Features	No
M	17 x 16	U	AMENITIES		Alarm System-Security, Attic Storage, Attic-Walk		Alarm Sys-Sec		Yes	Fence	None
2	16 x 15	U			-up, Breakfast Bar, Built-In Speaker System, Ceiling-9+, Ceiling		Alarm		No	Golf Course	No
3	14 x 12	M			-Cathedral, Ceiling Fan(s), Closet(s) Walk-in, Disposal, Dryer		Jet/Grdn Tub		No	Nr Wlkg Trails	No
4	16 x 13	M	Garage	3.0	/ Attached	/ 32 x 26	/ 832.00	Pool	No	Garage Y/N	Yes
5	X		Outbuilding	Shed		8 x 6		Pool Type		Opnr:	No
R	12 x 22	U	Outbuilding			X		Off Street Pk	Yes		
LF	3 x 30	U	Assn Dues	\$0.00				SALE INCLUDES		Dishwasher, Microwave, Refrigerator, Kitchen	
E	10 x 12	U	Other Fees							Exhaust Hood, Sump Pump, Water Heater Gas, Water Softener-Owned,	
WtrType			Restrictions							Window Treatment-Blinds, Sauna	
Water Features		Water	Lake		Wtr Name	Kuhn		FIREPLACE		Living/Great Rm, 1st Bdrm, Gas Log	
Lake				Wtr Frtg	209.00	Channel Frtg	333.00				
		Pier/Dock				Lake Type	ACCS				

Virtual Tours:

Auction Yes Auction Reserve Price \$ Auction Date 5/31/2025 Auction Time 11:30 am

Auctioneer Name Steve Ness Auctioneer License # AU01029310

Financing: Proposed Cash, Conventional Exemptions Homestead, Mortgage Year Taxes Payable 2025

Annual Taxes \$6,372.00 Is Owner/Seller a Real Estate Licensee No Possession DOC

List Office Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

Pending Date	Closing Date	Selling Price	How Sold	CDOM	0
Ttl Concessions Paid	Sold/Concession Remarks				
Seller Concessions Offer Y/N		Seller Concession Amount \$			

Presented by: Cathy Woodman - Off: 260-356-3911

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