


Property Type RESIDENTIAL

Status Active

Auction Yes

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

**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 FirPln	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:

<b>Auction</b> Yes	<b>Auction Reserve Price \$</b>	<b>Auction Date</b> 5/31/2025	<b>Auction Time</b> 11:30 am
<b>Auctioneer Name</b> Steve Ness	<b>Auctioneer License #</b> AU01029310		
<b>Financing: Proposed</b> Cash, Conventional	<b>Exemptions</b> Homestead, Mortgage	<b>Year Taxes Payable</b> 2025	
<b>Annual Taxes</b> \$6,372.0	<b>Is Owner/Seller a Real Estate Licensee</b> No	<b>Possession</b> DOC	
<b>List Office</b> Ness Bros. Realtors & Auctioneers - Off: 260-356-3911			

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

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

/ Ness Bros. Realtors &amp; Auctioneers - Off: 260-356-3911

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2025 IRMLS. All Rights Reserved.