

Client Detail with Addl Pics Report

Listings as of 02/04/11 at 3:06pm

Active 09/23/10	Listing # 201011641 County: Kosciusko	1943 Chapman Lake Dr. Warsaw, IN 46582	Listing Price: \$520,000
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Prop Type	Resi-Single Family	Prop Subtype(s)	Site-Built Home
Area	KO00	Subdivision	CHAPMAN LAKE
Style	Two Story	Stories	2 Story
Beds	5	Approx Square Feet	4800
Baths(FH)	3 (2 1)	Price/Sq Ft	\$108.33
Age	33	Lot Sq Ft (approx)	32670 ((Assessor))
Parcel ID	430735100855000016	Lot Acres (approx)	0.750

[See Virtual Tour](#)

Listing Office Coldwell Banker Roth Wehrly Graber





School District Warsaw Community

ELEM Harrison

JRHG Lakeview


SRHG War

Directions OLD ROAD 30 TO 300 E. TO CHAPMAN LAKE DRIVE, PROPERTY ON LEFT, CIRCULAR DRIVE

Marketing Remark Lake front home with all the amenities including Spanish tile & solid oak flooring, sun room, huge master suite w/ full bath & walk-in closet, hot tub, 3-car garage, moonlit skylights, and sunset drenched picture windows. Newly remodeled inside and out, this home offers 4,800sqft of living space and is move-in ready. The professionally landscaped, extra-large .75 acre lot includes 100' of lakefront with full sea wall. Inside and out, this home provides enough space for family and friends. All appliances are included including the gas grill. Seller will assist with buyer closing costs. FULL Home Warranty also provided. Chapman Lakes offer great swimming, fishing, boating, and skiing. The lakes are spring fed with an average depth of 15' and max depth of 40'. Offered at \$40K below assessed value, this home provides a wonderful place to live and a great investment. Come see why 75% of the residents call Chapman Lake their full-time home. Easy commute to Warsaw, Columbia City, & Fort Wayne

Location	City/Town/Suburb	Contract Type	Excl Right to Sell
Property Information		Zoning	R1 One Family Res.
Section Number	0	Lot Description	Lake, Waterfront
Lot Dimensions	100X310	Above Grd SQFT	4800
Township	Other	Year Built	1978
Arch Style	Traditional	Date Completed	Remodeled in 2006
New	Not New	Foundation	Crawl, Slab
Exterior	Vinyl		
# Rooms	13		
Room Dimensions		Living Room Flooring	Hardwood
Living/Great Rm	29x19 Level: Main	Living Rm Fireplace	No
Living Rm Wndw Cov	Yes	Dining Room Floor	Carpet
Dining Room	12x23 Level: Main	Dining Rm Fireplace	No
Dining Rm Wndw Cov	No	Family Room Floor	Hardwood
Family Room	26x23 Level: Main	Family Rm Fireplace	Yes
Family Rm Wndw Cov	No	Kitchen Flooring	Tile
Kitchen	13x11 Level: Main	Kitchen Fireplace	No
Kitchen Wndw Cov	No	Breakfast Rm Floor	Other
Breakfast Room	0x0 Level: N/A	Breakfast Rm Firepl	No
Bkfst Rm Wndw Cov	No	Den Flooring	Other
Den	0x0 Level: N/A	Den Fireplace	No
Den Window Cov	No	Mstr Bdrm Flooring	Carpet
Master Bedroom	20x21 Level: Upper	Mstr Bdrm Fireplace	No
Mstr Bdrm Wndw Cov	Yes	2nd Bdrm Flooring	Carpet
2nd Bedroom	12x12 Level: Upper	2nd Bdrm Fireplace	No
2nd Bdrm Wndw Cov	Yes	3rd Bdrm Flooring	Carpet
3rd Bedroom	11x11 Level: Upper	3rd Bdrm Fireplace	No
3rd Bdrm Wndw Cov	Yes	4th Bdrm Flooring	Carpet
4th Bedroom	11x11 Level: Upper	4th Bdrm Fireplace	No
4th Bdrm Wndw Cov	Yes	5th Bdrm Flooring	Carpet
5th Bedroom	12x15 Level: Upper	5th Bdrm Fireplace	No
5th Bdrm Wndw Cov	Yes	RR Flooring	Other
Rec. Room	0x0 Level: N/A	RR Fireplace	No
RR Window Cov	No	Loft Flooring	Other
Loft	0x0 Level: N/A	Loft Fireplace	No
Loft Window Cov	No	Ex Rm Flooring	Carpet
Extra Room	40x24 Level: Upper	Ex Rm Fireplace	No
Ex Rm Window Cov	Yes		
Baths		# Full Baths Upper	2
# Half Baths Main	1		
Features			

Laundry Area	Utility Room	Laundry Area Dim	12x11
Porch	Enclosed	Porch Dim	21x13
Patio	No	Patio Dim	0x0
Deck	Yes	Deck Dim	16x12
Garage/No. of Cars	3	Garage Type	Attached
Garage Dimensions	24x40	Garage Sq Ft	960
Outbuilding 1	None	Outbuilding 1 Dim	0x0
Outbuilding 2	None	Assoc Dues Freq	None
Other Fees Frequency	None	Assoc. Restrictions	No
Water	Well	Sewer	Private
Fuel	Gas	Heating	Forced Air
Cooling	Central Air		
Additional Features			
Refrigerator	Yes	Range	Yes
Range/Oven Hook Up	Both Gas & Electric	Microwave	Yes
Dishwasher	Yes	Disposal	Yes
Washer	Yes	Dryer	Yes
Dryer Hook Up	Electric Hook Up	Water Heater	Gas
Water Softener	Yes	Security System	No
Master Bath	Full	Jet/Garden Tub	None
Pool	No	Pool Type	None
Water Access	Lake	Lake Type	Ski Lake
Lake Name	CHAPMAN	Streets	Paved
Off Street Parking	Yes	Driveway	Asphalt
Basement	No	Fireplace	Yes
Guest Suite	No	Split BR Floor Plan	No
Ceiling Fan	Yes	Skylight	Yes
Foyer Entrance	Yes	Natural Wood	Yes
Handicap Features	No	Gas Grill	Yes
Hot Tub	Yes	Fenced Yard	No
Barn/Shed	No	Golf Course	No
Public Walks	No	Garage Y/N	Yes
Garage Door Opener	Yes		
Owner Information			
REO	No		
Financial Information			
Existing Financing	Conventional	Proposed Financing	Cash, Conventional, FHA, VA
Annual Taxes	\$3704.06	Exemptions	Homestead, Mortgage
Year Taxes Payable	2010	Owner RE Licensee	Yes
Possession	DOC		

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 U.S. Patent 6,910,045

