



focused
creative
proven



8960 E Hatchery Rd #2

\$259,900

LAKE WAWASEE, SYRACUSE, IN, 46567

If you are looking to enjoy the beautiful views of Lake Wawasee, enjoying convenient access to all the wonderful lake activities that you enjoy; this pet friendly, lakefront Bay Point condo offers all of that to you and more!

Situated within walking distance of the public boat launch, a playground, and a small gas station/convenience store on the southern end of the lake, this property offers the perfect location for your new summer or year-round home. As you enter the condo and walk towards the living room you are greeted by two sets of glass sliding doors that truly showcase the beautiful views of Lake Wawasee. Adjacent to the living room is the kitchen and dining area, accented by a mirrored wall that adds more light and more of an open feel to the main living areas.

The large patio provides a wonderful space for outdoor entertaining, with a magnificent view of the lake and the grounds, large enough for any outdoor activity. Also, all BayPoint units have access to the large lakeside pool and playground. There is also a sandy beach and swimming dock. This unit also includes a detached one car garage space; perfect for storing all of your favorite lake toys! With two bedrooms, one and a half bathrooms, and even an in-unit laundry room, this would be a great space to call your own. Let this condo become your new lakefront home or home-away-from-home!



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View the entire set
of photos at
ReecerProperties.com

Property Type	RESIDENTIAL	Status	Active	Auction No	
MLS #	201642569	8960 E Hatchery Road	2	Syracuse	IN 46567
Status	Active	LP	\$259,900		
Area	Kosciusko County		Parcel ID	43-04-26-100-268.000-025	
Sub	Bay Point		Cross Street		
Location	Lake		Style	Multi-Story (3+)	
School District	WSC	Elem	Syracuse	JrH	Wawasee
SrH	Wawasee				
Legal Description	7-101-217.B1W BAY POINT WAWASEE EAST PHASE 2 FAMILY UNIT NO B-I-W 26-34-7 6.042%				
Directions	SR 13 to E 1000 N. Go east, then right onto N 800 E. Continue onto E Hatchery Road.				



Remarks If you are looking to enjoy the beautiful views of Lake Wawasee, enjoying convenient access to all the wonderful lake activities that you enjoy; this pet friendly, lakefront Bay Point condo offers all of that to you and more! Lake Wawasee has a long standing history of being a summer vacation area since the 1800's, drawing residents from all over the tri-state area, with many from Chicago and Indianapolis. While many homes around the lake are intended primarily for summer use, the lake is certainly a place to enjoy in all seasons and reside on a permanent basis as well. Lake Wawasee offers over 3500 acres of water and 25 miles of shoreline to enjoy boating, skiing, tubing, and many more activities. Situated within walking distance of the public boat launch, a playground, and a small gas station/convenience store on the southern end of the lake, this property offers the perfect location for your new summer or year-round home. As you enter the condo and walk towards the living room you are greeted by two sets of glass sliding doors that truly showcase the beautiful views of Lake Wawasee. Adjacent to the living room is the kitchen and dining area, accented by a mirrored wall that adds more light and more of an open feel to the main living areas. The large patio provides a wonderful space for outdoor entertaining, with a magnificent view of the lake and the grounds, large enough for any outdoor activity. Also, all BayPoint units have access to the large lakeside pool and playground. There is also a sandy beach and swimming dock. This unit also includes a detached one car garage space; perfect for storing all of your favorite lake toys! With two bedrooms, one and a half bathrooms, and even an in-unit laundry room, this would be a great space to call your own. Let this condo become your new lakefront home or home-away-from-home!

Sec	Lot	Zoning	Lot Ac/SF/Dim	1.4000 / 60,984	Common	Src Y	Lot Des	Waterfront				
Township	Turkey Creek	Abv Gd Fin SqFt	1,048	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,048	Year Built	1972	
Age	44	NewNo		Ext	Vinyl	Fndtn	Slab	# Rooms			5	
Room Dimensions												
	DIM	L										
LR	17 x 14	M	Baths	Full	Half	Water	WELL	Dryer Hookup	Gas	No	Fireplace	No
DR	13 x 8	M	B-Main	1	1	Sewer	Public	Dryer Hookup	Elec	Yes	Guest Qtrs	No
FR	0 x 0		B-Upper	0	0	Fuel /	Electric	Dryer Hook Up	Gas/Elec	No	Split FirPln	No
KT	10 x 8	M	B-Blw G	0	0	Heating		Disposal		No	Ceiling Fan	Yes
BK	0 x 0					Cooling	Central Air	Water Soft-Owned		No	Skylight	No
DN	0 x 0		Laundry Rm	Main	8	x 5		Water Soft-Rented		No	ADA Features	No
MB	15 x 10	M	AMENITIES	Ceiling Fan(s), Dryer Hook Up Electric, Garage				Alarm Sys-Sec		No	Fence	None
2B	11 x 10	M	Door Opener, Patio Open					Alarm Sys-Rent		No	Golf Course	No
3B	0 x 0							Jet/Grdn Tub		No	Nr Wlkg Trails	No
4B	0 x 0		Garage	1.0	/ Detached	/ 30 x 12	/ 360.00	Pool		Yes	Garage Y/N	Yes
5B	0 x 0		Outbuilding	None		x		Pool Type		Below Ground	Garage Dr Opnr:	Yes
RR	0 x 0		Outbuilding			x		Off Street Pk		Yes		
LF	0 x 0		Assn Dues	\$274.00	Monthly			SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Washer, Dryer			
EX	0 x 0		Other Fees					-Electric, Range-Electric, Water Heater Electric				
WtrType												
Restrictions												
Water Features	Water Access		Lake	Wtr Name	LkWawasee							
Lake	Wtr Frtg	147.00	Channel Frtg	0.00								
Pier/Dock Available												

Virtual Tours: Unbranded Virtual Tour

Auction No **Auction Reserve Price \$** **Auction Date** **Auction Time**

Auctioneer Name **Auctioneer License #**

Financing: Proposed Conventional **Exemptions** No Exemptions **Year Taxes Payable** 2016

Annual Taxes \$1,861.00 **Is Owner/Seller a Real Estate Licensee** No **Possession** negotiable

List Office Reecer Properties Inc. - Offc.: 260-434-5750

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 186 Yes

Ttl Concessions Paid **Sold/Concession Remarks**

Presented by: Lynn C Reecer - Cell: 260-385-9866 / Reecer Properties Inc. - Offc.: 260-434-5750

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