



**9876 N Majestic Way**  
ON LAKE WAWASEE, SYRACUSE, IN, 46567

**\$559,900**

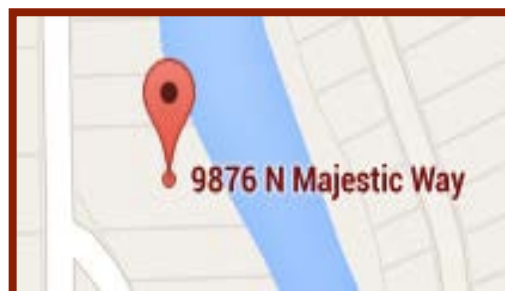
This channel front lake home provides 100 feet of channel frontage on Lake Wawasee. Indiana's largest natural lake, Lake Wawasee has a long-standing history of being a summer vacation area since the 1800's, drawing residents from all over the tri-state area of Ohio, Illinois and Indiana. There's a wonderfully social culture around the lake and when the summer residents return home for the winter, the town of Syracuse remains active. 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 3400 acres of water and 25 miles of shoreline to enjoy boating, skiing, tubing, and many more activities. This lake property sits on a spring fed channel, which makes this channel perfect for swimming right off the dock. The main patio gives you views of the main lake without having the lake front traffic. The covered patio has been equipped with ceiling fans and extends out to an uncovered patio that has built-in bench seating. It is the perfect location to host guests or relaxing by the water. The inside of the house was designed around an open concept floor plan. The kitchen, living room and dining room flow wonderfully together. At the back of the house is a guest room with en suite bath. A second full kitchen and recreational area is on the main floor. You will experience tons of storage space with a walk in pantry off of the second kitchen. This 4700 square foot house provides oversized bedrooms and plenty of extra space for hobbies and activities. The second floor consists of a master bedroom suite with a private porch that gives you clear views of the lake. The large master bath has two showers and vanities. It is topped off with a huge walk-in closet. There is another bedroom on the second floor with its own private bathroom and separate stairway entrance. A detached 2-car garage is just another perk to the property. It is a heated and cooled structure with a bonus room above. Perfect for storing your boat, Jet Ski, or other toys. There is also plenty of space for parking with the oversized driveway. This is the ultimate lake house. The house has been well maintained and is move-in ready. See this house today and enjoy for the remaining of the summer. Utilities coming soon.

**LYNN REECER**

Managing Broker/Owner  
[lynn@reecerproperties.com](mailto:lynn@reecerproperties.com)  
**260.385.9866**

**JAMES REECER**


Principal Broker/Owner  
[james@reecerproperties.com](mailto:james@reecerproperties.com)  
**260.415.7386**



focused  
creative  
proven



View the entire set  
of photos at  
[ReecerProperties.com](http://ReecerProperties.com)

<b>Property Type</b>	RESIDENTIAL	<b>Status</b>	Active	<b>Auction No</b>	
<b>MLS #</b>	201524326	9876 N Majestic Way Drive	Syracuse	IN 46567	<b>Status</b> Active <b>LP</b> \$559,900
	<b>Area</b>	Kosciusko County	<b>Parcel ID</b>	43-04-26-400-239.000-025	<b>Type</b> Site-Built Home
	<b>Sub</b>	Marineland Gardens	<b>Cross Street</b>	E Hatchery Road	<b>Bedrms</b> 3 <b>F Baths</b> 3 <b>H Baths</b> 1
	<b>Location</b>	Lake	<b>Style</b>	Two Story	
	<b>School District</b>	WSC Elem	Syracuse	JrH Wawasee	SrH Wawasee
	<b>Legal Description</b>	7-102-271 LOTS 760 & 761 MARINELAND GARDENS			
	<b>Directions</b>	State Road 13 and turn East onto E 1000 N. Turn Left onto Majestic Way			

**Remarks** This channel front lake home provides 100 feet of channel frontage on Lake Wawasee. Indiana's largest natural lake, 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 of Ohio, Illinois and Indiana. There's a wonderfully social culture around the lake and when the summer residents return home for the winter, the town of Syracuse remains active. 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 3400 acres of water and 25 miles of shoreline to enjoy boating, skiing, tubing, and many more activities. This lake property sits on a spring fed channel, which makes this channel perfect for swimming right off the dock. The main patio gives you views of the main lake without having the lake front traffic. The covered patio has been equipped with ceiling fans and extends out to an uncovered patio that has built-in bench seating. It is the perfect location to host guests or relaxing by the water. The inside of the house was designed around an open concept floor plan. The kitchen, living room and dining room flow wonderfully together. At the back of the house is a guest room with en suite bath. A second full kitchen and recreational area is on the main floor. You will experience tons of storage space with a walk in pantry off of the second kitchen. This 4700 square foot house provides oversized bedrooms and plenty of extra space for hobbies and activities. The second floor consists of a master bedroom suite with a private porch that gives you clear views of the lake. The large master bath has two showers and vanities. It is topped off with a huge walk-in closet. There is another bedroom on the second floor with its own private bathroom and separate stairway entrance. A detached 2-car garage is just another perk to the property. It is a heated and cooled structure with a bonus room above. Perfect for storing your boat, Jet Ski, or other toys. There is also plenty of space for parking with the oversized driveway. This is the ultimate lake house. The house has been well maintained and is move-in ready. See this house today and enjoy for the remaining of the summer.

<b>Sec</b>	Lot 760	<b>Zoning</b>	A Single Family Residential	<b>Lot Ac/SF/Dim</b>	0.5600 / 24,394 57x197x118x229	<b>Src Y</b>	Lot Des	Waterfront
<b>Township</b>	Turkey Creek	<b>Abv Gd Fin SqFt</b>	5,393	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	0	<b>Ttl Fin SqFt</b> 5,393 <b>Year Built</b> 1981
<b>Age</b>	34	<b>New/Not Applicable</b>	Date Complete	<b>Ext</b>	Vinyl	<b>Fndtn</b>	Crawl, Slab	<b># Rooms</b> 3
<b>Room Dimensions</b>								
	<b>DIM</b>	<b>L</b>						
<b>LR</b>	41 x 30	M	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	WELL	<b>Dryer Hookup Gas</b> Yes <b>Fireplace</b> No
<b>DR</b>	0 x 0	N	<b>B-Main</b>	1	1	<b>Sewer</b>	Public	<b>Dryer Hookup Elec</b> No <b>Guest Qtrs</b> No
<b>FR</b>	34 x 26	M	<b>B-Upper</b>	2	0	<b>Fuel /</b>	Gas, Forced Air	<b>Dryer Hook Up Gas/Elec</b> No <b>Split FlrPln</b> No
<b>KT</b>	17 x 12	M	<b>B-Blw G</b>	0	0	<b>Heating</b>		<b>Disposal</b> Yes <b>Ceiling Fan</b> Yes
<b>BK</b>	0 x 0	N				<b>Cooling</b>	Central Air	<b>Water Soft-Owned</b> Yes <b>Skylight</b> No
<b>DN</b>	16 x 12	M	<b>Laundry Rm</b>	Main	10 x 10			<b>Water Soft-Rented</b> No <b>ADA Features</b> No
<b>MB</b>	21 x 18	M	<b>AMENITIES</b> Alarm System-Security, Ceiling Fan(s), Disposal,			<b>Alarm Sys-Sec</b>	Yes	<b>Fence</b>
<b>2B</b>	27 x 13	U	Dryer Hook Up Gas, Garage Door Opener, Irrigation System,			<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b> No
<b>3B</b>	21 x 18	U	Porch Covered, Main Level Bedroom Suite			<b>Jet/Grdn Tub</b>	No	<b>Nr Wlkg Trails</b> No
<b>4B</b>	0 x 0	N	<b>Garage</b>	1.0	/ Detached	/ 32 x 30	/ 960.00	<b>Pool</b> No <b>Garage Y/N</b> Yes
<b>5B</b>	0 x 0	N	<b>Outbuilding</b>	None		x		<b>Pool Type</b> <b>Garage Dr Opnr:</b> Yes
<b>RR</b>	34 x 26	M	<b>Outbuilding</b>			x		<b>Off Street Pk</b> Yes
<b>LF</b>	21 x 12	U	<b>Assn Dues</b>	\$150.00	Annually			<b>SALE INCLUDES</b> Dishwasher, Refrigerator, Washer, Dryer-Gas, Range
<b>EX</b>	0 x 0	N	<b>Other Fees</b>	\$0.00				-Gas, Sump Pump, Trash Compactor, Water Softener-Owned
<b>WtrType</b>			<b>Restrictions</b>	Yes				
<b>Water Features</b>			<b>Water Access</b>	Lake	<b>Wtr Name</b>	LkWawasee		
	Lake		<b>Wtr Frtg</b>	0.00	<b>Channel Frtg</b>	100.00		
								Pier/Dock

**Virtual Tours:** [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>		<b>Exemptions</b>	<b>Year Taxes Payable</b> 2013
<b>Annual Taxes</b> \$4,501.00	<b>Is Owner/Seller a Real Estate Licensee</b> No	<b>Possession</b> negotiable	

**List Office** [Reecer Properties Inc. - Offc.: 260-434-5750](#)

<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b> 10
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>			
	Presented by: Lynn Reecer - Cell: 260-385-9866 / Reecer Properties Inc. - Offc.: 260-434-5750			
	Information is deemed reliable but not guaranteed.			
	MLS content is Copyright © 2015 Indiana Regional Multiple Listing Service LLC			
	Featured properties may not be listed by the office/agent presenting this brochure.			