



# Residential Agent Full Detail Report

[Schedule a Showing](#)

Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 0

DOM 0

Auction Yes

MLS #	202626348	626 E Lakewood Avenue	Warsaw	IN	46580	LP	\$0
-------	-----------	-----------------------	--------	----	-------	----	-----



**Area** Kosciusko County **Parcel ID** 43-11-21-100-116.000-031 **Type** Site-Built Home **Waterfront** Yes  
**Sub** Winona Beach **Cross Street** **Bedrms** 2 **F Baths** 1 **H Baths** 0  
**Township** Wayne **Style** One Story **REO** No **Short Sale** No  
**School District** Warsaw Community **Elem** Eisenhower  
**Intermediate** **JrH** Lakeview **SrH** Warsaw  
**Legal Description** 3-105-25 E 20' LOT 18 & W 10' LOT 19 WINONA BEACH  
**Directions to Property** From Eisenhower Elementary School, turn left onto Ranch Rd, then turn left onto 200 S. When you get to the T, turn left onto Country Club, then right onto Winona Beach Dr. Lastly, turn left onto Maple Street, the property is on lakewood Ave.

<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b>	<b>Zoning Description</b>
---------------------------	--------------------	----------------------	---------------------------

**Remarks** Experience the beauty of Winona Lake from, Tract 1, a charming 1-story lakefront home selling via Online Auction July 29, 2026 at 6 pm! Offering 30 feet of frontage and a walk-out sandy beach—perfect for swimming, relaxing, and enjoying everything lake life has to offer, no pier included in this sale. Inside, you'll find 2 bedrooms, 1 bath, and a bright, inviting living space filled with natural light thanks to an abundance of windows showcasing picturesque lake views. Wake up to stunning waterfront scenery and enjoy peaceful evenings just steps from the water. The home also features a convenient 1-car attached garage for additional storage and parking. Included with the sale are the refrigerator, oven, gas range, and water heater, making this property ready for your personal touches. Whether you're looking for a year-round residence, weekend retreat, or investment opportunity, this Winona Lake waterfront property offers endless potential in an exceptional location. Come See for yourself Saturday, July 18, 2026 • 1-2pm!

**Agent Remarks** Online Auction: Wednesday, July 29, 2026 • 6pm Open House: Saturday, July 18, 2026 • 1-2pm A 3% buyer's premium will be added to the winning invoice. Full terms in DOCS. RE BROKERS: Must register clients in advance of the auction & be preset with them at all showings they attend. Client Registration form available on bidding site.

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	0.0530 /	2,309 /	20 x 105	<b>Lot Desc</b>	Waterfront, 0-2.9999, Lake, Water View, Waterfront-Medium					
<b>Above Gd Fin SqFt</b>	627	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	0	<b>Ttl Fin SqFt</b>	627	<b>Year Built</b>	1941	
<b>Age</b>	85	<b>New Const</b>	No	<b>Date Complete</b>		<b>Ext</b>	Vinyl	<b>Bsmt</b>	Crawl	<b># Rooms</b>	5	
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	<b>Well</b>						
<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b>	1	0	<b>Well</b>	Private	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No		
LR 20 x 12	M	<b>B-Upper</b>	0	0	<b>Sewer</b>	Septic	<b>Dryer Hookup Elec</b>	Yes	<b>Guest Qtrs</b>	No		
DR x		<b>B-Blw G</b>	0	0	<b>Fuel /</b>	Forced Air	<b>Dryer Hookup G/E</b>	No	<b>Split Firpln</b>	No		
FR x		<b>Laundry Rm</b>	Main		<b>Heating</b>		<b>Disposal</b>	No	<b>Ceiling Fan</b>	No		
KT 8 x 12	M	<b>Laundry L/W</b>	x		<b>Cooling</b>	Window	<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No		
BK x		<b>AMENITIES</b>	Dryer Hook Up Electric, Porch Open, Range/Oven									
DN x			Hook Up Gas, Stand Up Shower, Main Level Bedroom Suite, Main									
1B 10 x 10	M		Floor Laundry									
2B 10 x 10	M											
3B x		<b>Garage</b>	1.0	/ Attached	/	20 x 13	/	260.00	<b>Pool</b>	No	<b>Off Street Pk</b>	Yes
4B x		<b>Outbuilding 1</b>	None			x			<b>Pool Type</b>			
5B x		<b>Outbuilding 2</b>				x			<b>SALE INCLUDES</b>	Refrigerator, Oven-Gas, Range-Gas, Water Heater Gas		
RR x		<b>Assn Dues</b>			<b>Frequency</b>	Not Applicable			<b>FIREPLACE</b>	None		
LF x		<b>Other Fees</b>										
EX x		<b>Restrictions</b>										

<b>Water</b>	Lakefront	<b>Wtr Name</b>	Winona Lake	<b>Water Frontage</b>	20.00	<b>Channel Frontage</b>	0.00
<b>Water</b>	Boat Docking Rights, Pier/Dock Available, Private Beach, Walk to Lake			<b>Water Type</b>	Lake	<b>Lake Type</b>	Ski Lake
<b>Auctioneer Name</b>	Jason Conley and Chad	<b>Lic</b>	AC31300015	<b>Auction Date</b>	7/2/2026	<b>Time</b>	6
<b>Financing: Existing</b>	None	<b>Proposed</b>		<b>Location</b>	Online: BidMetzger.com		
<b>Annual</b>	\$2,645.30	<b>Exemptions</b>		<b>Year Taxes Payable</b>	2025 Pay	<b>Excluded Party</b>	None
<b>Possession</b>	at closing			<b>Assessed Value</b>			
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238			<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050		
<b>Agent E-mail</b>	chad@metzgerauction.com			<b>List Agent - User Code</b>	UP388053395	<b>List Team</b>	
<b>Co-List Office</b>		<b>Co-List Agent</b>					
<b>Showing</b>	Showingtime or Open House						
<b>List Date</b>	7/2/2026	<b>Start Showing Date</b>		<b>Exp Date</b>	12/31/2026	<b>Owner/Seller a Real Estate</b>	No
<b>Seller Concessions Offer Y/N</b>	No	<b>Seller Concession Amount \$</b>		<b>Agent/Owner Related</b>	No		
<b>Contract Type</b>	Exclusive Right to Sell			<b>Special List Cond.</b>	None		
<b>Virtual</b>	Unbranded Virtual Tour	<b>Lockbox</b>	Mechanical/Combo	<b>Lockbox Location</b>	Front Door		
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>Type of Sale</b>	
<b>Ttl Concessions Paid</b>		<b>Sold/Concession</b>				<b>How Sold</b>	
<b>Sell Office</b>		<b>Sell Agent</b>				<b>Conc Paid By</b>	
<b>Co-Sell Office</b>		<b>Co-Sell Agent</b>				<b>Sell Team</b>	

Presented by: Chad Metzger - Cell: 260-982-9050

/ Metzger Property Services, LLC - Off: 260-982-0238

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.