



# Residential Agent Full Detail Report

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Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 0

DOM 0

Auction Yes

|       |           |                       |        |    |       |    |     |
|-------|-----------|-----------------------|--------|----|-------|----|-----|
| MLS # | 202626349 | 628 E Lakewood Avenue | Warsaw | IN | 46580 | LP | \$0 |
|-------|-----------|-----------------------|--------|----|-------|----|-----|



|                        |                  |                     |                          |               |                 |                   |     |
|------------------------|------------------|---------------------|--------------------------|---------------|-----------------|-------------------|-----|
| <b>Area</b>            | Kosciusko County | <b>Parcel ID</b>    | 43-11-21-100-120.000-031 | <b>Type</b>   | Site-Built Home | <b>Waterfront</b> | Yes |
| <b>Sub</b>             | Winona Beach     | <b>Cross Street</b> |                          | <b>Bedrms</b> | 2               | <b>F Baths</b>    | 2   |
| <b>Township</b>        | Wayne            | <b>Style</b>        | Two Story                | <b>REO</b>    | No              | <b>Short Sale</b> | No  |
| <b>School District</b> | Warsaw Community | <b>Elem</b>         | Eisenhower               | <b>SrH</b>    | Warsaw          |                   |     |
| <b>Intermediate</b>    |                  | <b>JrH</b>          | Lakeview                 |               |                 |                   |     |

**Legal Description** 3-105-26 E 15' LOT 19 & W 15' LOT 20 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** Enjoy classic Winona Lake living with this charming 2-story lakefront home, Tract 2, selling via Online Auction July 29 at 6 pm! Offering 30 feet of frontage and a beautiful walk-out sandy beach. The home's standout feature is the enclosed lakeside porch, where a wall of windows showcases stunning waterfront views while filling the living spaces with abundant natural light. Inside, you'll find 2 bedrooms, 2 full baths, and a comfortable layout that's perfect for weekend getaways or year-round living. Step outside to enjoy direct access to the sandy shoreline, with your own pier for boating, fishing, and endless days on the water. The sale includes the refrigerator, electric range, and gas water heater. Whether you're searching for a relaxing lake retreat, a full-time residence, or an investment opportunity, this Winona Lake property offers the perfect setting to create lasting memories on one of northern Indiana's premier lakes.

**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 any & all showings they attend. Client Registration form available on bidding site.

|                          |            |                            |             |                          |                  |                          |   |                          |  |                       |      |
|--------------------------|------------|----------------------------|-------------|--------------------------|------------------|--------------------------|---|--------------------------|--|-----------------------|------|
| <b>Sec</b>               | <b>Lot</b> | <b>Lot Ac/SF/Dim</b>       | 0.0700 /    | 3,049 /                  | 30 X 105         | <b>Lot Desc</b>          | Waterfront, 0-2.9999, Lake, Water View, Waterfront-Level Bank |                          |  |                       |      |
| <b>Above Gd Fin SqFt</b> | 1,148      | <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>      | 1,148  | <b>Year Built</b>     | 1961 |
| <b>Age</b>               | 65         | <b>New Const</b>           | No          | <b>Date Complete</b>     |                  | <b>Ext</b>               | Vinyl   | <b>Bsmt</b>              | Crawl  | <b># Rooms</b>        | 7    |
| <b>Room Dimensions</b>   |            | <b>Baths</b>               | <b>Full</b> | <b>Half</b>              | <b>Water</b>     | <b>Well</b>              |   | <b>Basement Material</b> | Block  |                       |      |
| <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   |
| <b>LR</b>                | 13 x 18    | <b>B-Upper</b>             | 1           | 0                        | <b>Sewer</b>     | Septic                   |   | <b>Dryer Hookup Elec</b> | No   | <b>Guest Qtrs</b>     | No   |
| <b>DR</b>                | 14 x 5     | <b>B-Blw G</b>             | 0           | 0                        | <b>Fuel /</b>    | Gas                      |   | <b>Dryer Hookup G/E</b>  | No   | <b>Split Firpln</b>   | No   |
| <b>FR</b>                | x          | <b>Laundry Rm</b>          | Main        |                          | <b>Heating</b>   |                          |   | <b>Disposal</b>          | No   | <b>Ceiling Fan</b>    | No   |
| <b>KT</b>                | 10 x 10    | <b>Laundry L/W</b>         | x           |                          | <b>Cooling</b>   | Wall AC                  |   | <b>Water Soft-Owned</b>  | No   | <b>Skylight</b>       | No   |
| <b>BK</b>                | x          |                            |             |                          |                  |                          |   | <b>Water Soft-Rented</b> | No   | <b>ADA Features</b>   | No   |
| <b>DN</b>                | x          |                            |             |                          |                  |                          |   | <b>Alarm Sys-Sec</b>     | No   | <b>Fence</b>          | None |
| <b>1B</b>                | 17 x 12    |                            |             |                          |                  |                          |   | <b>Alarm Sys-Rent</b>    | No   | <b>Golf Course</b>    | No   |
| <b>2B</b>                | 11 x 11    |                            |             |                          |                  |                          |   | <b>Garden Tub</b>        | No   | <b>Nr Wlkg Trails</b> | No   |
| <b>3B</b>                | x          | <b>Garage</b>              | /           | /                        | x                | /                        |   | <b>Jet Tub</b>           | No   | <b>Garage Y/N</b>     | No   |
| <b>4B</b>                | x          | <b>Outbuilding 1</b>       | None        |                          | x                |                          |   | <b>Pool</b>              | No   | <b>Off Street Pk</b>  | Yes  |
| <b>5B</b>                | x          | <b>Outbuilding 2</b>       |             |                          | x                |                          |   | <b>Pool Type</b>         |  |                       |      |
| <b>RR</b>                | x          | <b>Assn Dues</b>           |             |                          | <b>Frequency</b> | Not Applicable           |   | <b>SALE INCLUDES</b>     | Refrigerator, Range-Electric, Water Heater Gas |                       |      |
| <b>LF</b>                | x          | <b>Other Fees</b>          |             |                          |                  |                          |   | <b>FIREPLACE</b>         | None   |                       |      |
| <b>EX</b>                | x          | <b>Restrictions</b>        |             |                          |                  |                          |   |                          |  |                       |      |

|                                     |  |                                 |                                   |                            |                        |                                   |      |
|-------------------------------------|--|---------------------------------|-----------------------------------|----------------------------|------------------------|-----------------------------------|------|
| <b>Water</b>                        | Lakefront  | <b>Wtr Name</b>                 | Winona Lake                       | <b>Water Frontage</b>      | 30.00                  | <b>Channel Frontage</b>           | 0.00 |
| <b>Water</b>                        | Pier/Dock, Pier/Dock Available, Private Beach, Walk to Lake Access | <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>          |  | <b>Proposed</b>                 |                                   | <b>Location</b>            | Online: BidMetzger.com | <b>Excluded Party</b>             | None |
| <b>Annual</b>                       | \$3,032.18   | <b>Exemptions</b>               |                                   | <b>Year Taxes Payable</b>  | 2025 Pay               | <b>Assessed Value</b>             |      |
| <b>Possession</b>                   | at closing   |                                 |                                   |                            |                        |                                   |      |
| <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>Type of Sale</b>               |      |
| <b>Pending Date</b>                 |  | <b>Closing Date</b>             |                                   | <b>Selling Price</b>       |                        | <b>How Sold</b>                   |      |
| <b>Ttl Concessions Paid</b>         |  | <b>Sold/Concession</b>          |                                   | <b>Conc Paid By</b>        |                        |                                   |      |
| <b>Sell Office</b>                  |  | <b>Sell Agent</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.