Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202626350 **630 E Lakewood Avenue** **Warsaw** **IN** 46580 **LP** $0

Area Kosciusko County **Parcel ID** 43-11-21-100-124.000-031 **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 3-105-27 E 10' LOT 20 & W 20' LOT 21 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.

Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks Enjoy the best of lakefront living with, Tract 3, a charming 1-story home on beautiful Winona Lake selling via Online Auction July 29 at 6 pm! Offering 30 feet of frontage and a walk-out sandy beach just steps from your door. Featuring 2 bedrooms and 1 bath, this inviting home offers a comfortable layout with the living room opening directly into the kitchen, creating a welcoming space for family and friends. The sunroom is the perfect place to enjoy your morning coffee while taking in peaceful lake views throughout the seasons. With the potential to install your own pier - no pier included in this sale - you'll have easy access to boating, fishing, and all the recreational activities Winona Lake has to offer. The sale includes the refrigerator, electric range, and gas water heater. Whether you're looking for a weekend getaway, year-round residence, or investment opportunity, this waterfront property is full of potential in a highly desirable 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 any & all showings they attend. Client Registration form available on bidding site.

Sec **Lot** **Lot Ac/SF/Dim** 0.0700 / 3,049 / 30 X 105
Above Gd Fin SqFt 714 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0
Age 85 **New Const** No **Date Complete** **Ext** Vinyl

Room Dimensions	RM	DIM		LVL
LR	21	x	12	M
DR		x		
FR		x		
KT	8	x	8	M
BK		x		
DN		x		
1B	11	x	9	M
2B	13	x	10	M
3B		x		
4B		x		
5B		x		
RR		x		
LF		x		
EX		x		

Baths	Full	Half
B-Main	1	0
B-Upper	0	0
B-Blw G	0	0

Laundry Rm Main **Laundry L/W** x
Garage / / x /
Outbuilding 1 None x
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Water Well **Well** Private **Sewer** Septic **Fuel /** Gas **Heating** **Cooling** Window

Lot Desc Waterfront, 0-2.9999, Lake, Water View, Waterfront-Level Bank
Ttl Below Gd SqFt 0 **Ttl Fin SqFt** 714 **Year Built** 1941
Bsmt Crawl **# Rooms** 4
Basement Material Block

Dryer Hookup Gas	No	Fireplace	No
Dryer Hookup Elec	No	Guest Qtrs	No
Dryer Hookup G/E	No	Split Flrpln	No
Disposal	No	Ceiling Fan	No
Water Soft-Owned	No	Skylight	No
Water Soft-Rented	No	ADA Features	No
Alarm Sys-Sec	No	Fence	
Alarm Sys-Rent	No	Golf Course	No
Garden Tub	No	Nr Wlkg Trails	No
Jet Tub	No	Garage Y/N	No
Pool	No	Off Street Pk	Yes
Pool Type			

SALE INCLUDES Refrigerator, Range-Electric, Water Heater Gas
FIREPLACE None

Water Lakefront **Wtr Name** Winona Lake **Water Frontage** 30.00 **Channel Frontage** 0.00
Water Private Beach, Walk to Lake Access **Water Type** Lake **Lake Type** Ski Lake
Auctioneer Name Jason Conley and Chad **Lic** AC31300015 **Auction Date** 7/2/2026 **Time** 6 **Location** Online: BidMetzger.com
Financing: **Existing** **Proposed** **Excluded Party** None
Annual $2,723.82 **Exemptions** **Year Taxes Payable** 2025 Pay **Assessed Value**
Possession at closing

List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**
Co-List Office **Co-List Agent**
Showing ShowingTime or Open House
List Date 7/2/2026 **Start Showing Date** **Exp Date** 12/31/2026 **Owner/Seller a Real Estate** No **Agent/Owner Related** No
Seller Concessions Offer Y/N No **Seller Concession Amount $**
Contract Type Exclusive Right to Sell **Special List Cond.** None
Virtual Unbranded Virtual Tour **Lockbox** Mechanical/Combo **Lockbox Location** Front Door **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession** **Conc Paid By**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell Agent** **Sell Team**
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.