

Property RESIDENTIAL Status Active CDOM 0 DOM 0 Auction No

MLS # 202614089 6521 N Kalorama Road Leesburg IN 46538 \$2,350,000 LP



Area Kosciusko County Parcel ID 43-08-07-100-200.000-023 Type Site-Built Home Waterfront Yes
 Sub None Cross Street Bedrm 4 F Baths 3 H Baths 2
 Township Tippecanoe Style Two and Half RE No Short Sale No
 School District WSC Elem North Webster Jr Wawasee SrH Wawasee

Legal Description 5-25-4 TRACT IN W 1/2 E 1/2 7-33-7 .89A PER DEED
 Directions From North Webster, take 13 to 650 N. Head west & continue until it turns into Kalorama Rd. Property is on the west side of the road.

Inside City Limits City Zoning County Zoning Zoning Description

Remarks Set along the coveted shoreline of Tippecanoe Lake, this exceptional lakefront estate embodies a rare balance of architectural presence, refined craftsmanship, & effortless lakeside living. Designed with intention & executed with quality throughout, the residence offers 4 bedrooms, 3 full baths, 2 half baths, with expansive living spaces that capture natural light & panoramic water views at every turn. From the moment you enter, the home reveals a sense of quiet sophistication. A welcoming foyer, complemented by a private office, leads into a grand living space where a coffered ceiling, floor-to-ceiling stone fireplace, custom-built-ins, & a well-appointed wet bar create an atmosphere equally suited for intimate evenings or large-scale entertaining. Walls of glass open seamlessly to the lakeside patio, blurring the line between indoors & out. At the heart of the home, the kitchen is both a statement and a

Agent Remarks Full Property Write-up & Detail Documents are available via the Info Packet in docs.

Se	Lot	Lot	0.7400	/	32,389	/	91X355.9	Lot Desc	Waterfront, 0-2.9999, Lake, Water View			
Above Gd Fin SqFt	3,992	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	3,992	Year Built	2016	
Age	10	New Const	No	Date Complete		Ext	Shingle, Stone, Vinyl	Bsmt	Crawl	#	11	
Room Dimensions	Baths	Full	Hal	Water	WELL	Basement Material						
RM DIM	LV	B-Main	1	1	Well Type	Private	Dryer Hookup Gas	Yes	Fireplace	No		
LR 21 x 17	M	B-Upper	2	1	Sewer	Septic	Dryer Hookup Elec	No	Guest Qtrs	Yes		
DR x		B-Blw G	0	0	Fuel /	Gas, Forced Air	Dryer Hookup G/E	No	Split Firpln	Yes		
FR 20 x 17	U	Laundry Rm	Main		Heating		Disposal	Yes	Ceiling Fan	Yes		
KT 27 x 13	M	Laundry L/W	1 x 6		Cooling	Central Air	Water Soft-Owned	Yes	Skylight	No		
BK x		AMENITIES 1st Bdrm En Suite, Alarm System-Security, Attic Storage, Attic-Walk-up, Balcony, Bar, Built-In Speaker System, Built					Water Soft-Rented	No	ADA Features	No		
DN 12 x 11	M	-In Bookcase, Built-In Entertainment Ct, Cable Available, Cable					Alarm Sys-Sec	Yes	Fence			
1B 16 x 15	M	Ready, Ceiling-9+, Ceiling Fan(s), Ceilings-Beamed, Central					Alarm Sys-Rent	No	Golf Course	No		
2B 14 x 11	U						Garden Tub	No	Nr Wlkg Trails	No		
3B 20 x 13	U	Garage	2.0	/ Attached	/	24 x 24	/	576.00	Jet Tub	No	Garage Y/N	Yes
4B 9 x 9	U	Outbuilding 1	Outbuilding			36 x 30			Pool	No	Off Street Pk	Yes
5B x		Outbuilding 2				X			Pool Type			
RR x		Assn Dues			Frequency	Not Applicable	SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Window					
LF x		Other Fees					Treatments, Cooktop-Gas, Dehumidifier, Dryer-Gas, Freezer, Humidifier, Ice					
EX x		Restrictions					Maker, Kitchen Exhaust Hood, Oven-Built-In, Oven-Double, Oven-Gas, Range					

Water Access	LAKE	Wtr Name	Tippecanoe	Water Frontage	50.00	Channel Frontage	0.00
Water Features	Pier/Dock			Water Type	Lake	Lake Type	Ski Lake
Auctioneer Name		Lic #		Auction Date		Time	
Financing:	Existing	Proposed		Excluded Party	None		
Annual Taxes	\$17,637.00	Exemption	No Exemptions	Year Taxes Payable	2026	Assessed Value	
Possession	at closing						
List Office	Metzger Property Services, LLC - Off: 260-982-0238	List Agent	Timothy Pitts - Cell: 317-714-0432				
Agent E-mail	tpitts5467@hotmail.com	List Agent - User Code	UP388055047	List Team			
Co-List Office	Metzger Property Services, LLC	Co-List Agent	Chad Metzger - Cell: 260-982-9050				
Showing Instr	Showingtime or Open House						
List Date	4/21/2026	Start Showing Date		Exp Date	10/14/2026	Owner/Seller a Real Estate Licensee	No
Seller Concessions Offer Y/N		Seller Concession Amount \$		Agent/Owner Related	No		
Contract Type	Exclusive Right to Sell			Special List Cond.	None		
Virtual Tours:		Lockbox Type	Mechanical/Combo	Lockbox Location	front door	Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession Remarks		Conc Paid By			
Sell Office		Sell Agent					
Co-Sell Office		Co-Sell Agent		Sell Team			
Presented by:	Tiffany Reimer - Cell: 260-571-7910		/	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