




# Residential Agent Full Detail Report

Property	RESIDENTIAL	Status	Partial Listing	CDOM	DOM	Auction	No			
MLS #	Temp-637442	6521-B N Kalorama Road	Leesburg	IN	46538	\$0	LP			
	Area	Kosciusko County	Parcel ID	43-08-07-100-200.000-023	Type	Site-Built Home	Waterfront	Yes		
	Sub	None	Cross Street		Bedrm	1	F Baths	1	H Baths	0
	Township	Tippecanoe	Style	Two Story	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									

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

**Remarks** The property also features a charming carriage house with a 3-car garage, workshop, and fully equipped living quarters above—complete with a modern kitchen with stainless steel appliances, an open-concept living area, 1 bedroom, and 1 bath with a double vanity. Great space for guests, utilize for storage or a unique investment opportunity! This exceptional lakefront estate combines timeless design, high-end finishes, and thoughtful amenities for the ultimate Tippecanoe Lake lifestyle.

### Agent Remarks

Se	Lot	Lot	0.7400	/	32,389	/	91X355.9	Lot Desc	Lake		
Above Gd Fin SqFt	1,080	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,080	Year Built	2016
Age	10	New Const	No	Date Complete		Ext	Vinyl	Bsmnt	Slab	#	2
<b>Room Dimensions</b>	<b>Baths</b>	<b>Full</b>	<b>Hal</b>	<b>Water</b>	<b>WELL</b>	<b>Basement Material</b>		<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No
RM DIM	LV	B-Main	0	0	Well Type	Private		Dryer Hookup Elec	No	Guest Qtrs	Yes
LR	21 x 19	U	B-Upper	1	0	Sewer	Septic	Dryer Hookup G/E	Yes	Split Firpln	No
DR	x		B-Blw G	0	0	Fuel /	Gas, Forced Air	Disposal	No	Ceiling Fan	Yes
FR	x		Laundry Rm	Upper	Heating			Water Soft-Owned	Yes	Skylight	No
KT	12 x 11	U	Laundry L/W	x	Cooling	Central Air, Wall AC		Water Soft-Rented	No	ADA Features	No
BK	x		<b>AMENITIES</b> 1st Bdrm En Suite, Alarm System-Security, Balcony, Ceiling Fan(s), Countertops-Ceramic, Countertops-Stone, Crown Molding, Detector-Smoke, Dryer Hook Up Gas/Elec, Garage Door Opener, Generator-Whole House, Guest Quarters, Irrigation System				Alarm Sys-Sec	Yes	Fence		
DN	x							Alarm Sys-Rent	No	Golf Course	No
1B	14 x 12	U						Garden Tub	No	Nr Wlk Trails	No
2B	x		Garage	3.0	/ Attached	/	36 x 30	Jet Tub	No	Garage Y/N	Yes
4B	x		Outbuilding 1	None			x	Pool	No	Off Street Pk	
5B	x		Outbuilding 2				x	<b>Pool Type</b>			
RR	x		Assn Dues		Frequency	Not Applicable		<b>SALE INCLUDES</b>	Microwave, Refrigerator, Washer, Window Treatments, Dryer-Gas, Ice Maker, Oven-Gas, Range-Gas, Water Heater Tankless, Water Softener-Owned, Window Treatment-Shutters, Wine Chiller		
LF	x		Other Fees								
EX	x		Restrictions								

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	Location		
Financing:	Existing	Proposed		Excluded Party	None				
Annual Taxes	\$17,224.40	Exemption		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		Co-List Agent							
Showing Instr	Showingtime or Open House								
List Date	4/21/2026	Start Showing Date		Exp Date	10/31/2026	Owner/Seller a Real Estate Licensee	No	Agent/Owner Related	No
Seller Concessions Offer Y/N		Seller Concession Amount \$							
Contract Type	Exclusive Right to Sell			Special List Cond.	None				
Virtual Tours:		Lockbox Type	None	Lockbox Location	n/a	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