



Residential Agent Full Detail Report

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Class RESIDENTIAL

Property Site-Built Home Status Active

CDOM 35 DOM 35 Auction No

MLS 202626348 626 E Lakewood Avenue Warsaw IN 46580 LP \$449,000



Area Kosciusko County **Parcel ID** 43-11-21-100-116.000-03 **Type** Site-Built Home **Waterfront** Yes
Sub Winona Beach **Cross Street** **Bedrms** 2 **F Baths** 1 **H** 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.

Inside City **City Zoning** **County** **Zoning**

Remarks Experience the beauty of Winona Lake with this charming 1-story lakefront home, 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.

Agent Remarks The well for this property is located on the lot across the street. The Buyer will have continued access to the well and will be responsible for all costs associated with the well maintenance & use. That lot, as well as other additional lots, are available to purchase.

Sec	Lot	Lot Ac/SF/Dim				0.0530	/	2,309	/	30 x 105	Lot Desc	Waterfront, 0-2.9999, Lake, Water View, Waterfront-Medium			
Above Gd Fin SqFt	627	Above Gd Unfin SqFt	0	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		0	Ttl Fin SqFt	627	Year Built 1941			
Age 85	New Const	No	Date Complete		Ext	Vinyl	Bsm		Crawl	# 5					
Room Dimensions		Baths	Ful	Hal	Water	Well	Dryer Hookup Gas		No	Fireplace	No				
RM DIM	LV	B-Main	1	0	Well	Private	Dryer Hookup Elec		Yes	Guest Qtrs	No				
LR	20 x 12	M	B-Upper	0	0	Sewer	Septic	Dryer Hookup G/E		No	Split Firpln	No			
DR	x		B-Blw G	0	0	Fuel /	Forced Air	Disposal		No	Ceiling Fan	No			
FR	x		Laundry Rm	Main		Heating		Water Soft-Owned		No	Skylight	No			
KT	8 x 12	M	Laundry	x		Cooling	Window	Water Soft-Rented		No	ADA Features	No			
BK	x		AMENITIES Dryer Hook Up Electric, Porch Open, Range/Oven												
DN	x		Hook Up Gas, Stand Up Shower, Main Level Bedroom Suite, Main Floor Laundry												
1B	10 x 10	M													
2B	10 x 10	M													
3B	x		Garage	1.0	/ Attache	/	20 x 13	/	260.0	Pool	No	Off Street	Yes		
4B	x		Outbuilding 1	None			x	Pool Type							
5B	x		Outbuilding 2				x	SALE INCLUDES Refrigerator, Oven-Gas, Range-Gas, Water Heater Gas							
RR	x		Assn Dues			Frequenc	Not Applicable	FIREPLACE None							
LF	x		Other Fees												
EX	x		Restrictions												
Water	Lakefront	Wtr Name		Winona Lake		Water Frontage		20.00	Channel Frontage		0.00				
Water	Boat Docking Rights, Pier/Dock Available, Private Beach, Walk to Lake					Water Type		Lake	Lake		Ski Lake				
Auctioneer			Lic			Auction		Tim	Location						
Financing	Existing	None			Proposed				Excluded Party		None				
Annual	\$2,645.30	Exemptions					Year Taxes Payable		2025 Pay	Assessed Value					
Possessio	at closing														
List Office	Metzger Property Services, LLC - Off: 260-982-0238					List Agent		Chad Metzger - Cell: 260-982-9050							
Agent	chad@metzgerauction.com					List Agent - User		UP388053395		List Team					
Co-List Office	Co-List Agent														
Showing	Showingtime or Open House														
List Date	7/2/2026	Start Showing				Exp Date	12/31/202	Owner/Seller a Real Estate		No	Agent/Owner		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					
Pending Date			Closing Date			Selling Price				How Sold					
Ttl Concessions			Sold/Concession							Conc Paid By					
Sell Office	Sell Agent														
Co-Sell	Co-Sell Agent														
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 contain all available data.