



Residential Agent Full Detail Report

[Schedule a Showing](#)

Class RESIDENTIAL

Property Site-Built Home Status Active

CDOM 34 DOM 34 Auction No

MLS	202626350	630 E Lakewood Avenue	Warsaw	IN	46580	LP	\$449,000
-----	-----------	-----------------------	--------	----	-------	----	-----------



Area Kosciusko County **Parcel ID** 43-11-21-100-124.000-03 **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 3-105-27 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	City Zoning	County	Zoning
-------------	-------------	--------	--------

Remarks Enjoy the best of lakefront living in this charming 1-story home on beautiful Winona Lake! 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.

Agent Remarks Additional Lots available to purchase

Sec	Lot	Lot Ac/SF/Dim	0.0700 / 3,049 / 30 X 105	Lot Desc	Waterfront, 0-2.9999, Lake, Water View, Waterfront-Level Bank
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		Baths	Ful	Hal	Water
LR	21 x 12	M	B-Main	1	0
DR	x		B-Upper	0	0
FR	x		B-Blw G	0	0
KT	8 x 8	M	Laundry Rm	Main	
BK	x		Laundry	x	
DN	x				
1B	11 x 9	M			
2B	13 x 10	M			
3B	x		Garage	/	/ x /
4B	x		Outbuilding 1	None	x
5B	x		Outbuilding 2		x
RR	x		Assn Dues		Frequenc Not Applicable
LF	x		Other Fees		
EX	x		Restrictions		
Water	Lakefront	Wtr Name	Winona Lake	Water Frontage	30.00
Water	Private Beach, Walk to Lake Access			Water Type	Lake
Auctioneer		Lic		Auction	Tim
Financing	Existing	Proposed			Location
Annual	\$2,723.82	Exemptions		Year Taxes Payable	2025 Pay
Possessio	at closing				Excluded Party None
List Office	Metzger Property Services, LLC - Off: 260-982-0238	List Agent	Chad Metzger - Cell: 260-982-9050		Assessed Value
Agent	chad@metzgerauction.com	List Agent - User	UP388053395	List Team	
Co-List Office		Co-List Agent			
Showing	ShowingTime				
List Date	7/2/2026	Start Showing	Exp Date 12/31/202	Owner/Seller a Real Estate	No
Seller Concessions Offer Y/N	No	Seller Concession Amount	\$		Agent/Owner
Contract Type	Exclusive Right to Sell				Special List Cond. None
Virtual	Unbranded Virtual Tour	Lockbox	Mechanical/Combo	Lockbox Location	Front Door
Pending Date		Closing Date		Selling Price	Type of
Ttl Concessions		Sold/Concession			How Sold
Sell Office		Sell Agent			Conc Paid By
Co-Sell		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 contain all available data.