



Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	3777 Lake Shore Dr.	2-story	8	4	3	Bremen	\$459,900	2044 SF



**Phil Hahn & Associates**  
**Realtors & Auctioneers**

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Information Herein Believed to Be Accurate But Not Warranted

11/1/24 \$320,000  
cash

Salesman: Laurie Sumpter  
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Telephone: 574-202-0056  
Tax Code: 50-43-06-000-291.000-005  
Owner: Reese  
Legal Descript: Washnock ADD LOT 25 & 26

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Lot Size	70x131	W.W. Carpet	X	Approx. Sq. Ft.	1604	1st Floor	Other
Annual Tax	\$2106.86/yr. w/ex	Draperies	X	Living Room			440
Construction	Wood frame	Softener	No	Dining Room	13x21		
Age-Cond.	1935-good	Disposal	No	Kitchen	8.5x9		
Possession	Neg.	Microwave	No	Family room	18.5x24		
School District	Bremen	Dishwasher	No	Bedroom	11.5x13.5	8.5x19UL	
Terms	Cash, conv.	Refrigerator	X	Bedroom	8.5x11	10x12UL	
NIPSCO avg.	\$225 G&E	Range-G/E	X	Bedroom			
Type Heat	GFA	Air. Cond.	C	Baths	2 full	Full	
Type Wtr.Htr	Gas - 1 year	Fireplace	X	Utility Room	8x9 w/ sink		
Type Roofing	Asphalt shingle	Insulation	X	Type Floors	Carpet, vinyl		
Interior Walls	Drywall, panel	Storm Doors	X	Garage	30x36 detached w/ heater		
Type Siding	Brick and vinyl	Storm Wds.	X	Basement %	Crawl		
Elec. AMPS	100 amp **	City Water	-	Fenced Yard	No		
Type Windows	Crank, Double Hung	Storm Sewer	X	Type Drive	Gravel		
Type House	2-story	San. Sewer	X	Patio	Deck		
Zoning	R	Well 4"	X				
Township	German	Septic	-				

**Remarks:** What an amazing view from the family room in this large 2-story home on Lake of the Woods! 4-BR's 3-baths, large living space and deck overlooking the lake frontage. The 3-4-car detached garage is perfect for all your lake storage/and toys! Perfect family home- some paint and flooring and WOW! House being sold "AS IS". \*\*Electric boxes in several locations on the property and still one fuse box going upstairs-we assume 100 amp but not guaranteed. Dishwasher/Softener and trash compactor don't work. Garage is on its own Nipsco meter so billed separate from house. Front bathroom has not been used in awhile.