



Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	205 Rowland Ave.	Ranch	7	3	2	Leesburg	\$249,000	1752 SF

1/30/25 CONV. NO SIA
\$249,900



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Information Herein Believed to Be Accurate But Not Warranted

Salesman: Laurie Sumpter
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Tax Code: 43-07-08-400-227.000-018
Owner: Small
Legal Descript: LONG LEGAL ON FILE

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Lot Size	80x120 and 80x120	W.W. Carpet	X	Approx. Sq. Ft.	1752	1st Floor	Other
Annual Tax	\$720.27/yr. w/ex	Draperies	X	Living Room	12x21		
Construction	Wood	Softener	X	Dining Room			
Age-Cond.	1956-great	Disposal	No	Kitchen	11x21		
Possession	Neg.	Microwave	No	Family room	15x32		
School District	Warsaw	Dishwasher	X	Bedroom	8.5x12		
Terms	Cash, conv.	Refrigerator	X	Bedroom	9.5x11		
NIPSCO avg.	\$141 G&E avg.	Range-G/E	X	Bedroom	11.5x12		
Type Heat	GFA	Air. Cond.	C	Baths	2 full		
Type Wtr.Htr	Gas	Fireplace	X	Utility Room	Main level w/ sink		
Type Roofing	Asphalt shingle	Insulation	X	Type Floors	Carpet, vinyl, ceramic		
Interior Walls	Drywall/plaster	Storm Doors	X	Garage	2-car attached		
Type Siding	Vinyl	Storm Wds.	X	Basement %	Partial unfinished		
Elec. AMPS	100 amp	City Water	-	Fenced Yard	No		
Type Windows	Wood windows	Storm Sewer	X	Type Drive	Cement		
Type House	Ranch	San. Sewer	X	Patio	Yes		
Zoning	R	Well	X				
Township	Plain	Septic	-				

Remarks: Spacious ranch home on awesome double lot in Leesburg. Immaculate condition inside and out. Nice back patio w/ fire pit and awning that is retractable. 3 bedrooms, 2 baths, beautiful hickory cabinets in the kitchen, and large family room w/ fireplace.