

*for sale*

8540 E. Wesley Ln., North Webster, IN

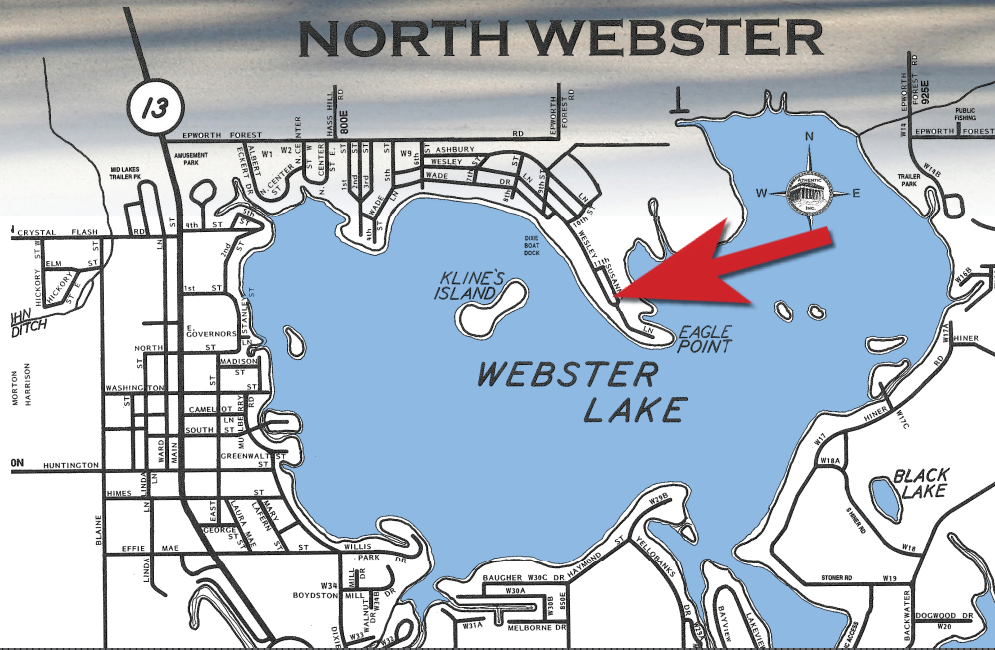
Near the beach house and beach at Epworth Forest, basketball court and tennis court.



View toward the Beach House



View of access easement to lake



**SCHRADER**  
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**Age:** 1944 (remodeled in 2000)

**Condition:** Good

**Lot Size:** 37'x91'

**Lot #:** 44, 45

**Type Property:** Lake Property (Easement Access)

**Construction:** Wood Frame

**Annual Taxes:** \$187.92

**Type of Heat:** Conquest 90 (gas)/Electric in Bonus Room

**Age:** 2000±

**High School:** Wawasee High School

**Middle School:** Wawasee Middle School

**Grade School:** North Webster Elementary

**Size Well:** 4"

**Septic:** N/A (Public Sewer)

**Tub/Shower:** Yes

**Fireplace in:** Living Room (Gas)

**Insulation:** Yes (2000)

**Siding:** Aluminum

**Windows:** Double Hung

**Roof:** Shingles (2000), Front in 2013

**Walls:** Drywall/Wood

**Floors:** Wood/Carpet/Linoleum

**Type of Cabinets:** Hickory

**Range:** Magic Chef

**Refrigerator:** Maytag

**Dishwasher:** Whirlpool

**Water Softener:** Culligan

**Freezer:** Crosley

**Washer/Dryer:** Crosley (stacked)

**Living Room:** 13-1/2'x25'

**Kitchen/Dining Room:** 12-1/2'x28'

**Bath:** 7x7-1/2' and 4'x4' (1/2)

**Family Room:** 11-1/2'x13'

**Bedroom:** 17-1/2'x11'

**Bedroom:** 12'x12-1/2'

**Bonus:** 16'x20'

**Utility:** 12'x4-1/2'

**Square Foot Living Area:** 1541 sq. ft. (per County)

**Slab:** No

**Crawl:** Yes

**Garage:** 1-1/2 (Insulated and Drywall)

**Attached:** Yes

**Air Conditioning:** Central Air Plus Window in Bonus Room

**Carpeting:** In Bedrooms

**Draperies:** Stay

**Porch:** Front (Covered & Screened)

**Patio:** Front

**Deck:** Side off of Bedroom

**Plumbing:** New in 2000

**Wiring:** New in 2000

**Water Heater:** Rheem (gas)

**Size:** 40 Gal.

**Possession:** June 10, 2015 or at closing, whichever is later.

**Remarks:** New rafters in house 2000±, went down to studs. New drywall. Original pine hardwood floor. New windows and doors. Converted carport to screened-in porch. New electrical in 2000 in most. 2011 garage and bonus room. Walk-in closet. Aprilaire HE air cleaner. Easement access to water and pier on lake. (Pier included with home.) United Methodist Conference may install fence in 2015.

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

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