

# ONLINE & PHONE BID AUCTION

ends Thursday, February 6<sup>th</sup> at 5pm

OPEN HOUSES: Thursdays (Jan 16, 23, 30) from 3 to 5pm

SELLER: Jason Yoder

0.37 acres  
UPDATED HOME  
ON CHANNEL  
of LAKE WAWASEE

11465 NE WAWASEE DR  
Syracuse, IN 46567

Located on the central east side of Lake Wawasee,  
one mile south of E 1250 N on NE Wawasee Drive

STARTING BID  
\$275,000

This 4-bedroom, 3-bath waterfront home, with many recent updates and optional furnishings, offers easy lake access and an indoor and outdoor layout that's perfect for weekend getaways or full-time living.

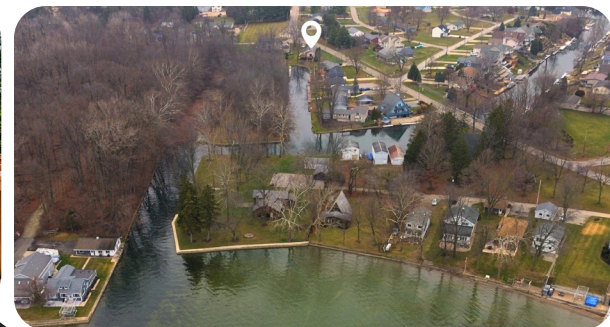


See full gallery  
on [brightstarres.com](http://brightstarres.com)

## PROPERTY HIGHLIGHTS

HOME (4 bd, 3 bth, 2,801 sq. ft.)

- **MAIN:** 3 bd, 2 bth... **LOWER:** 1 bd, 1 bth
- New kitchen cabinetry
- New countertops
- New lower level carpeting
- New sump pump
- House offered fully furnished
- Natural gas furnace, water heater, and dryer hookup
- 0.37 acres
- Less than 900 ft. to the lake
- 440 sq. ft. deck
- Hot tub
- Utility shed (8' x 10')
- \$1,348 annual property taxes



TO PLACE BIDS, CALL  
**JESSE RIEGSECKER**  
(574) 612-7277  
Broker, Auctioneer



FOR PROPERTY INFO, CALL  
**RICH CARPENTER**  
(269) 340-2261  
Broker, Auction Manager

5% down day of auction, non-refundable. Balance due at closing in approximately 30 days.

Property lines drawn are approximate. Property to sell per seller's confirmation.

