Client Detail Report

Listings as of 09/01/23 at 1:52pm

Active 08/26/23 | **Listing # 201680** | **1522-1523 Lakeview Dr, Lawrenceburg, IN 47025** | **Listing Price: $785,000**
County: Dearborn | **Cross St: Longview**

Property Type	Land	**Property Subtype**	Single Family Lot
Township	Lawrenceburg	**Suburb**	Hidden Valley
Parcel ID	150625202046000012	**Lot Sq Ft (approx)**	37462
		Lot Acres (approx)	0.8600

See Additional Pictures

School District Lawrenceburg | **ELEM** Lawrenceburg Primary | **HIGH** Lawrenceburg High Sc

Directions From HVL Main Gate, L on Alpine to R on Longview, L on Lakeview at Beach intersection. Property on L just past beach entry. Sign on.
Marketing Remark AN EXTREMELY RARE FIND! Don't miss this opportunity to purchase almost an acre of land on the center of the ski zone of HVL's main lake! Gentle terrain allows for level driveway! Build your dream waterfront home without having to knock something down & rebuild! Want more land? House & 4 lots available at $1,475,000. Stone seawall, 111 feet of shoreline.

Commission 2.5%

Other Tax Parcel ID	012-000883-00	**Subdivision**	Hidden Vly Lake Sub Sec 9
Semi-Annual Taxes	757.29	**Tax Exemptions**	None

Property Dimensions

Lot Dimensions	197 x 295 x 111 x 263.5	**Road Frontage**	197.00

Additional Info

Zoning	Residential	**Property Ownership**	Trust
Special Listing Cond	None	**Possession**	At Closing
Pond/Lake Y/N	Yes	**Waterfront Y/N**	Yes
Water Frontage	111	**Historical Dist. Y/N**	No
Mfg.HomesAllowed Y/N	No	**PUD Y/N**	Yes
Garage Y/N	No	**Road Surface**	Paved
Outside Features	Sprinkling System (Some Components from Lot 1524), Other See Remarks (Waterfront w stone seawall)	**Inside Bldg Features**	None

Required Features

Wooded	Heavily	**Gas**	At Street
Water Source	At Street	**Sewer**	Public Sewer
Easements	Public Record	**Land Description**	Lake/Pond (Waterfront on ski zone of HVL Main lake), Wooded

Optional Features

View	Lake/Pond (HVL Main Lake)	**Topography**	Sloped (Not steep-house on 1524 has level drive)
Topography Desc	sloped from street towards lake	**Improvements**	None, Other-See Remarks (Several components of sprinkler sys), Underground Utility (sewer, electric & Sprinkler system*)
Utilities Available	Cable, Electric, Fiber Optic (Currently being installed in Community), Natural Gas, Sewer, Telephone, Water	**Miscellaneous**	Irrigation (Some components from system on 1524), Waterfront
Road Access	Paved Road	**Best Use**	Recreational, Resid. Single Family

Presented By:

Kathy Patterson
Cellular: 513-535-2877
Office: 812-537-9669
fax: 812-537-9665

E-mail: KathyP@PremierPropertiesRE.com
Web Page: http://www.kathyp.com

Premier Properties
1230 Belleview Dr
Lawrenceburg, IN 47025
812-537-9669
Fax : 812-537-9665
See our listings online:
http://www.premierpropertiesre.com

Featured properties may not be listed by the office/agent presenting this brochure.

Information has not been verified, is not guaranteed and subject to change.
Copyright ©2023 Rapattoni Corporation. All rights reserved.
U.S. Patent 6,910,045

Any offers of compensation are made only to participants of the MLS where the listing is filed.