



Features & Upgrades



900 Lane 105 Lake James
Angola, IN 46703

- 2008 custom built home by A&D Specs
- 54' of Lake James waterfront to swim, boat, float, fish, and more!
- Sales includes: existing vinyl dock system, 17' Sylvan fishing boat, 22' Kayot deck boat, 2 boat lifts, canoe, & paddle boat
- Finished concrete seawall
- Detached 2-car garage and parking pad with set up for electric & gas along with low voltage wiring
- Permeable concrete driveway
- Covered multiple levels of composite decking with glass railing and sunshade. Plus a large wood deck overlooking the water.
- Access to decks on each level
- 2 Sunrooms overlooking the water. 1 on main level and 1 on lower level. Both with tinted windows
- Lower level sunroom is designed for a hot tub with small windows, power vent, & double floor joists
- Wood burning stove from the original cottage



Contact:

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**Information was provided by the seller & is deemed reliable but not guaranteed.



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- Zoned heat / AC - 3 zones
- WiFi thermostat
- Lake irrigation system controlled from the main level
- Sky lights on main level open with electric remote control
- Water softener - on demand system
- Reverse osmosis system for kitchen spigot & ice maker in refrigerator
- Home wired for generator (not installed)
- Original fire pit overlooking the water
- Security system, cameras, and Ring doorbell
- Wireless internet available with direct line of site to transmitter tower , HD TV antenna wired
- Dutch made custom cabinetry in kitchen, office, and laundry room
- Main level laundry room with half bath
- Granite countertops
- 5 bedrooms
- 3.5 bathrooms - brand new full bath in basement
- Large family room/recreational area in lower level
- Lower Level is plumbed for a wet bar - central distribution system for water
- Large storage area for lake toys in basement
- Tons of closets and storage throughout home



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