

### KEY ASSOCIATES OF SANTA CLAUS

**Provisional - Warning! This is not a real listing.**

**Single Family - RESIDENTIAL**

Click Photo for Additional Media and Enlargement



**MLS#:** 183295      **Status:** Provisional      **ListPrice:** \$800  
**Addr:** 565 S KASPER DR  
 SANTA CLAUS, IN 47579      **County:** SPENCER  
**Subdiv:** CHRISTMAS LAKE VILLAGE      **Township:** CLAY  
**Area:** (11)SPENCER COUNTY      **Zoning:**  
**ParcelId:**      **Handicap**  
**Modified:**  
**YearBlt:** 1991      **Stories:**      **Approx.** 1408/X  
**Sqft/Src:**  
**Style:** 1Story/Ranch      **Bsmt:** CrawlSpace      **BsmtFinSF:**0  
**Rooms:**      **BR:** 3      **TotalFinSF:**1408  
**Baths:** 2.0      **Lot SF:**      **Sqft Com:**  
**LotDim:** 70X215      **Lot AC:**  
**ElemSch:**LINCOLN TRAIL      **Middle:** HERITAGE HILLS      **High:** HERITAGE HILLS  
**New Con.:**  
**Paroch:**  
**OthSch:**  
**Legal:** 155-06  
**Dir:** At gatehouse, take a right on Melchoir Drive N, Left on Kasper, house is on right. Last house before you get to Donder.

**Remarks:** Dishwasher, Range, Hood, Garbage Disposal apart of lease. One year lease required. One months rent deposit. Santa Claus Utilities. Christmas Lake Village requires a one time fee of \$150 at time of renting. House has 3 bedrooms, 2 baths, and an attached 2 car garage. House is near beach and recreation center.

Room Type	Lvl	Dim	Heating:	Exterior:
LivingRoom	1	17x23.67	G-FWA, G-Hot Water Cooling: CentralAir Floor: Carpet, Vinyl Fireplc: AppInc: Range, Dishwshr, Disposal Equip: CbleAvl Amenities: CommPlay	Brick CompShingle
Kitchen	1	12x20.8	Int.Fea.: ValtCeil, EstoveCo, WasherCon, Edrycon, IcemkrCon Ext.Fea.: Porch	Drive: Concrete Drive
MasterBedrm	1	13x15	Misc: Fence: None	Parking: 2CarGar LotDesc: Level Wat/Sew: CityUtil Warranty: Ho Incl: Security
Bedroom	1	11x11.4		Financing: Master Master Beds/Baths: Main Level
Bedroom	1	11.4x12.8		

**TaxYrPybl:**      **TaxAmt:**      **TotAssdVal:**  
**SpecAssmt:**      **Exemptns:**      **AssocFee:**      \$150/YR

--Information deemed reliable but not guaranteed--Copyright: 2011 by the Evansville Association of REALTORS®

Prepared by Kara Hinshaw of KEY ASSOCIATES OF SANTA CLAUS on 6/2/2011 2:27:21 PM