A GUIDE

TO

WARSAW AREA

HOUSING

DEVELOPMENTS

INTRODUCTION

All developments, listed in this guide are within a 3.5 mile radius of the City of Warsaw.

There are four (4) sections in the guide and each lists the developments within the defined geographical boundries. State Highway 15 is used as the dividing line between East and West sections and Center Street, in the City of Warsaw, is the dividing line between North and South sections.

Each section is introduced with a map of the area and followed by the descriptions of the additions within the designated section.

DEFINITION OF CATAGORIES

AGE OF DEVELOPMENT:
This tells you what year the development was recorded in the Kosciusko County Courthouse Recorder's office and will give you an idea of the approximate age of the homes within this development.

AVAILABLE LOTS:
Clearly defined as "yes" or "no". "Limited" - tells you there are a few remaining lots to be sold.

RESTRICTIONS:
Restrictions are filed in the Kosciusko County Courthouse Recorder's office for each development; if there are restrictions applicable to the development. Several developments do not have any restrictions filed for their addition. Restrictions should be read prior to building or purchasing.

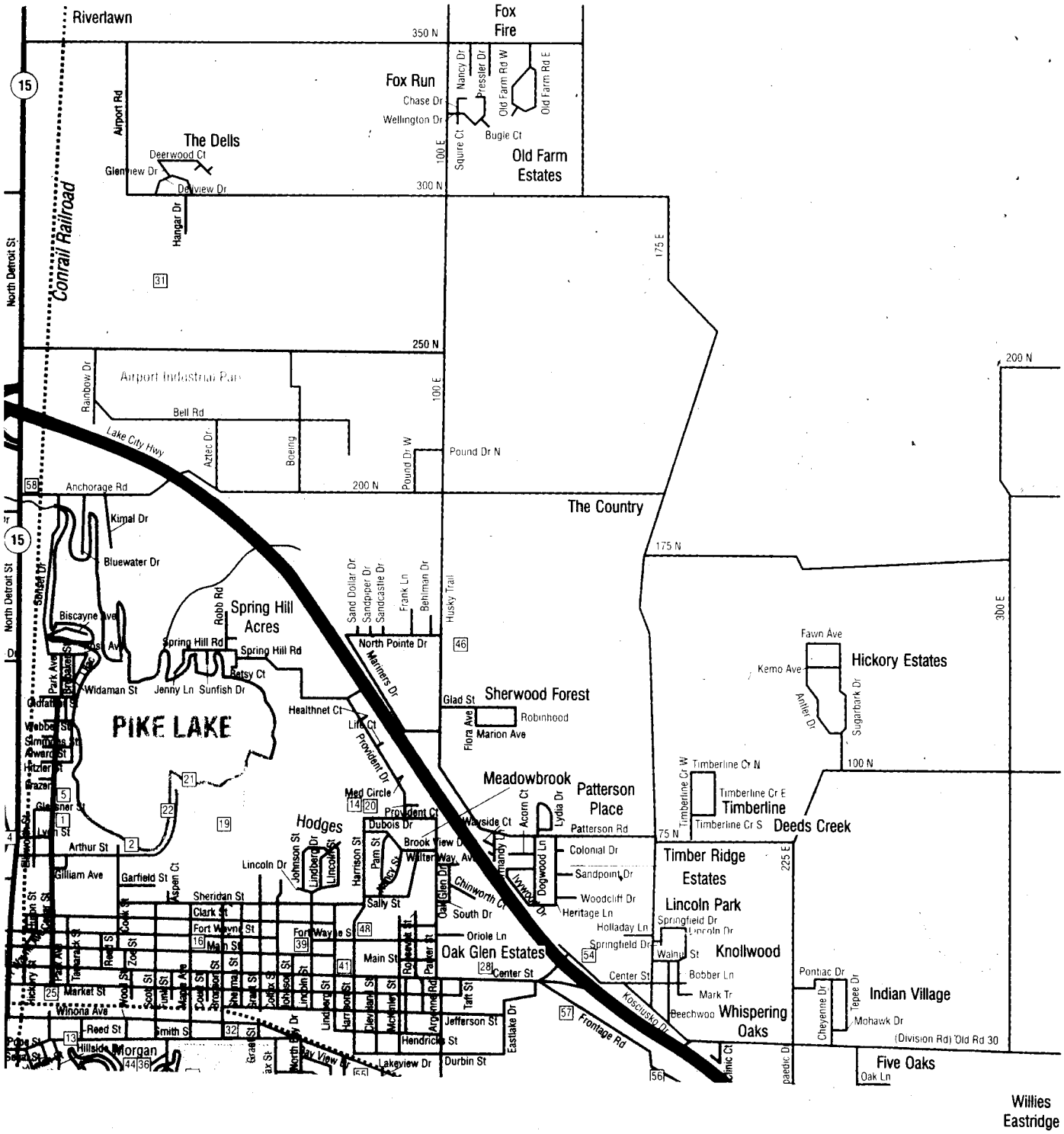
UTILITES:
This tells you if the addition is served by Northern Indiana Public Service Company (Nipsco) or the Kosciusko County REMC.
In some additions Nipsco will furnish the gas and REMC furnishes the electric.
This category does not address information regarding cable or telephone.

SCHOOL DISTRICT:
Identifies elementary schools only. All students, within the designated area, will attend either Edgewood Middle or Lakeview Middle Schools followed by attendance at Warsaw Community High School.

MUNICIPALITY:
Because of the immediate abutment of Warsaw to the Town of Winona Lake, this description is applicable to postal service.

NOTE PAGES are available at the end of each area development section.

NORTHEAST


Riverlawn
Fox Fire
350 N
Fox Run
Chase Dr
Wellington Dr
Nancy Dr
Pressler Dr
Old Farm Rd W
Old Farm Rd E
Bugle Ct
Squire Ct
Old Farm Estates
The Dells
Deerwood Ct
Glenview Dr
Deerview Dr
Airport Rd
Hangar Dr
300 N
100 E
175 E
Conrail Railroad
North Detroit St
250 N
Airport Industrial Park
Rainbow Dr
Bell Rd
Lake City Hwy
Aztec Dr
Boeing
Pound Dr W
Pound Dr N
200 N
Anchorage Rd
The Country
Kimal Dr
Bluewater Dr
175 N
Sunset Dr
Biscayne Ave
Robb Rd
Spring Hill Acres
Spring Hill Rd
Sand Dollar Dr
Sandpiper Dr
Sandcastle Dr
Frank Ln
Behlman Dr
Husky Trail
North Pointe Dr
Mariners Dr
Fawn Ave
Hickory Estates
Kemo Ave
Antler Dr
Sugarbark Dr
300 E
Park Ave
Widaman St
Jenny Ln
Sunfish Dr
Betsy Ct
Healthnet Ct
Lift Ct
Glad St
Sherwood Forest
Robinhood
Flora Ave
Marion Ave
PIKE LAKE
Provident Dr
Timberline Cr N
Timberline Cr E
Timberline Cr S
Timberline
100 N
Meadowbrook
Patterson Place
Med Circle
Provident Ct
Acorn Ct
Lydia Dr
Patterson Rd
Deeds Creek
Hodges
Dubois Dr
Brook View Dr
Walterway Ave
Wayside Ct
Colonial Dr
Sandpoint Dr
Woodcliff Dr
Heritage Ln
Dogwood Ln
Ivywood Dr
Chinworth Ct
Timber Ridge Estates
75 N
225 E
Arthur St
Gilliam Ave
Garfield St
Aspen Ct
Lincoln Dr
Johnson St
Lindberg Dr
Lincoln St
Harrison St
Pan St
Sally St
Oak Glen Dr
South Dr
Oriole Ln
Holladay Ln
Springfield Dr
Lincoln Park
Knollwood
Sheridan St
Clark St
Fort Wayne St
Main St
Oak Glen Estates
Center St
Bobber Ln
Mark Tr
Beechwood
Whispering Oaks
Pontiac Dr
Indian Village
Tepee Dr
Mohawk Dr
Cheyenne Dr
Koscusko Dr
Frontage Rd
Market St
Winona Ave
Smith St
Reed St
Morgan
Hillside
Jefferson St
Hendricks St
Eastlake Dr
Lakeview Dr
Durbin St
(Division Rd) Old Rd 30
Five Oaks
Oak Ln
Willies Eastridge

NORTH EAST

THE COUNTRY

DEEDS CREEK

THE DELLS

FIVE OAKS

FOX FIRE

FOX RUN

HICKORY ESTATES

HODGES

INDIAN VILLAGE

KNOLLWOOD

LINCOLN PARK

MEADOWBROOK

OAK GLEN ESTATES

OLD FARM ESTATES

PATTERSON PLACE

RIVERLAWN

SHERWOOD FOREST

SPRING HILL ACRES

TIMBER RIDGE ESTATES

TIMBERLINE

WHISPERING OAKS

WILLIES EASTRIDGE

LISTING OF NORTH EAST SECTION DEVELOPMENTS

THE COUNTRY (Modular)

AGE of DEVELOPMENT	1996
AVG. COST OF HOMES	72-110,000
AVAILABLE LOTS	Yes
RESTRICTIONS	Yes
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Harrison
MUNICIPALITY	Warsaw

DEEDS CREEK

AGE of DEVELOPMENT	1997
AVG. COST OF HOMES	180-225,000
AVAILABLE LOTS	Yes
RESTRICTIONS	Yes
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Harrison
MUNICIPALITY	Warsaw

THE DELLS

AGE of DEVELOPMENT	1987
AVG. COST OF HOMES	150-180,000
AVAILABLE LOTS	Yes
RESTRICTIONS	Yes
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Harrison
MUNICIPALITY	Warsaw

LISTING OF NORTH EAST SECTION DEVELOPMENTS

FIVE OAKS

AGE of DEVELOPMENT	1974
AVG. COST OF HOMES	120,000
AVAILABLE LOTS	No
RESTRICTIONS	Yes
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Harrison
MUNICIPALITY	Warsaw

FOX FIRE

AGE of DEVELOPMENT	1976
AVG. COST OF HOMES	85,000
AVAILABLE LOTS	Limited
RESTRICTIONS	No
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Harrison
MUNICIPALITY	Warsaw

FOX RUN

AGE of DEVELOPMENT	1976
AVG. COST OF HOMES	90-95,000
AVAILABLE LOTS	No
RESTRICTIONS	Yes
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Harrison
MUNICIPALITY	Warsaw

LISTING OF NORTH EAST SECTION DEVELOPMENTS

HICKORY ESTATES

AGE of DEVELOPMENT	1976
AVG. COST OF HOMES	150,000
AVAILABLE LOTS	Limited
RESTRICTIONS	Yes
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Harrison
MUNICIPALITY	Warsaw

HODGES

AGE of DEVELOPMENT	1963
AVG. COST OF HOMES	80-130,000
AVAILABLE LOTS	No
RESTRICTIONS	Yes
UTILITIES	Nipsco
SCHOOL DIST.	Lincoln
MUNICIPALITY	Warsaw

INDIAN VILLAGE

AGE of DEVELOPMENT	1966
AVG. COST OF HOMES	80,000
AVAILABLE LOTS	Yes
RESTRICTIONS	Yes
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Harrison
MUNICIPALITY	Warsaw

LISTING OF NORTH EAST SECTION DEVELOPMENTS

KNOLLWOOD

AGE of DEVELOPMENT	1972
AVG. COST OF HOMES	N/A
AVAILABLE LOTS	N/A
RESTRICTIONS	Yes
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Washington
MUNICIPALITY	Warsaw

LINCOLN PARK

AGE of DEVELOPMENT	1988
AVG. COST OF HOMES	90-140,000
AVAILABLE LOTS	Yes
RESTRICTIONS	Yes
UTILITIES	Nipsco
SCHOOL DIST.	Harrison
MUNICIPALITY	Warsaw

MEADOWBROOK

AGE of DEVELOPMENT	1956
AVG. COST OF HOMES	110-120,000
AVAILABLE LOTS	Limited
RESTRICTIONS	Yes
UTILITIES	Nipsco
SCHOOL DIST.	Lincoln
MUNICIPALITY	Warsaw

LISTING OF NORTH EAST SECTION DEVELOPMENTS

OAK GLEN ESTATES

AGE of DEVELOPMENT	1977
AVG. COST OF HOMES	65,000
AVAILABLE LOTS	N/A
RESTRICTIONS	N/A
UTILITIES	Nipsco
SCHOOL DIST.	Lincoln
MUNICIPALITY	Warsaw

OLD FARM ESTATES

AGE of DEVELOPMENT	1978
AVG. COST OF HOMES	110-120,000
AVAILABLE LOTS	Yes
RESTRICTIONS	Yes
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Harrison
MUNICIPALITY	Warsaw

PATTERSON PLACE

AGE of DEVELOPMENT	1990
AVG. COST OF HOMES	160,000
AVAILABLE LOTS	No
RESTRICTIONS	Yes
UTILITIES	Nipsco
SCHOOL DIST.	Harrison
MUNICIPALITY	Warsaw

LISTING OF NORTH EAST SECTION DEVELOPMENTS

RIVER LAWN

AGE of DEVELOPMENT	1958
AVG. COST OF HOMES	100,000
AVAILABLE LOTS	Limited
RESTRICTIONS	Yes
UTILITIES	Nipsco
SCHOOL DIST.	Leesburg
MUNICIPALITY	Warsaw

SHERWOOD FOREST

AGE of DEVELOPMENT	Not Recorded
AVG. COST OF HOMES	100,000
AVAILABLE LOTS	Limited
RESTRICTIONS	No
UTILITIES	Nipsco
SCHOOL DIST.	Harrison
MUNICIPALITY	Warsaw

SPRING HILL ACRES

AGE of DEVELOPMENT	1956
AVG. COST OF HOMES	140-175,000
AVAILABLE LOTS	Limited
RESTRICTIONS	Yes
UTILITIES	Nipsco
SCHOOL DIST.	Harrison
MUNICIPALITY	Warsaw

LISTING OF NORTH EAST SECTION DEVELOPMENTS

TIMBER RIDGE ESTATES

AGE of DEVELOPMENT	1978
AVG. COST OF HOMES	160,000
AVAILABLE LOTS	No
RESTRICTIONS	Yes
UTILITIES	Nipsco
SCHOOL DIST.	Harrison
MUNICIPALITY	Warsaw

TIMBERLINE

AGE of DEVELOPMENT	1978
AVG. COST OF HOMES	120,000
AVAILABLE LOTS	Limited
RESTRICTIONS	Yes
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Harrison
MUNICIPALITY	Warsaw

WHISPERING OAKS

AGE of DEVELOPMENT	1973
AVG. COST OF HOMES	100,000
AVAILABLE LOTS	No
RESTRICTIONS	Yes
UTILITIES	Nipsco
SCHOOL DIST.	Jefferson
MUNICIPALITY	Winona Lake

LISTING OF NORTH EAST SECTION DEVELOPMENTS

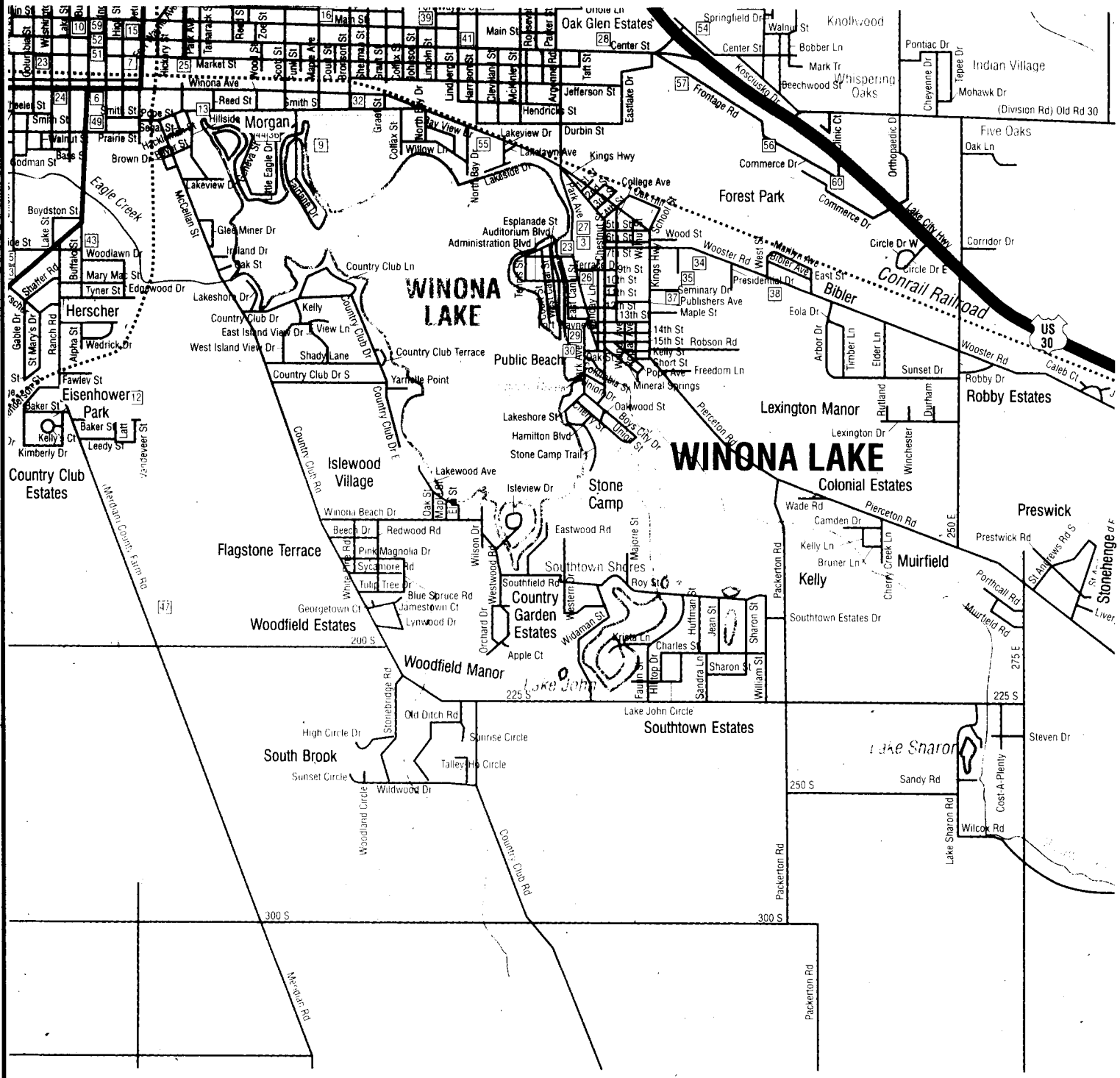
WILLIES EASTRIDGE

AGE OF DEVELOPMENT	1981
AVG. COST OF HOMES	125,000
AVAILABLE LOTS	Yes
RESTRICTIONS	Yes
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Eisenhower
MUNICIPALITY	Warsaw

NOTES

NOTES

SOUTHEAST


WINONA LAKE
Morgan
Herscher
Eisenhower Park
Country Club Estates
Oak Glen Estates
Forest Park
Bibler
Conrail Railroad
US 30
Public Beach
Lexington Manor
Robby Estates
Islewood Village
Stone Camp
Colonial Estates
Preswick
Muirfield
Kelly
Stonehenge
Flagstone Terrace
Woodfield Estates
Woodfield Manor
Southtown Shores
Country Garden Estates
Southtown Estates
South Brook
Lake John
Lake Sharon
Indian Village
Five Oaks
Knollwood
Whispering Oaks
Eagle Creek
Meridian County Farm Rd
Meridian Rd
Country Club Rd
Frontage Rd
Lake City Hwy
Wooster Rd
Pierceton Rd
Packerton Rd
Lake Sharon Rd
Winona Ave
Main St
Market St
Reed St
Smith St
Kings Hwy
College Ave
Commerce Dr
Lakeshore Dr
Country Club Dr
Country Club Dr S
Country Club Dr E
Yarnelle Point
Lakewood Ave
Winona Beach Dr
Redwood Rd
Eastwood Rd
Southfield Rd
Lake John Circle
Old Ditch Rd
Sunrise Circle
Talley Ho Circle
Wildwood Dr
Woodland Circle
Sandy Rd
Steven Dr
Wilcox Rd
Cost-A-Plenty
Robson Rd
Freedom Ln
Mineral Springs
Lexington Dr
Wade Rd
Camden Dr
Kelly Ln
Bruner Ln
Prestwick Rd
Porthcall Rd
Muirfield Rd
St Andrews Rd S
Southtown Estates Dr
Stone Camp Trail
Hamilton Blvd
Lakeshore St
Esplanade St
Auditorium Blvd
Administration Blvd
Publishers Ave
Maple St
Wood St
Circle Dr W
Circle Dr E
Corridor Dr
Eola Dr
Sunset Dr
Robby Dr
Caleb Ct
Mary Mac St
Woodlawn Dr
Tyner St
Edgewood Dr
Country Club Ln
Country Club Dr
East Island View Dr
West Island View Dr
Shady Lane
Country Club Terrace
Fawley St
Baker St
Leedy St
Kimberly Dr
Kelly Ct
Wedrick Dr
Glee Miner Dr
Ireland Dr
Oak St
Boydston St
Brown Dr
Prairie St
Walnut St
Hillside
Lakeview Dr
Willow Ln
Lakeside Dr
Lakeview Dr
Durbin St
Hendricks St
Jefferson St
Tart St
Eastlake Dr
Center St
Springfield Dr
Walnut St
Bobber Ln
Mark Tr
Beechwood St
Pontiac Dr
Cheyenne Dr
Tepee Dr
Mohawk Dr
(Division Rd) Old Rd 30
Oak Ln
Orthopaedic Dr
Clinic Ct
Koscusko Dr
Seminary Dr
Presidential Dr
Arbor Dr
Timber Ln
Elder Ln
Rutland
Durham
Winchester
Kingsley Ln
Oakwood St
Union Dr
Boys City Dr
Isleview Dr
Eastwood Rd
Majorie St
Roy St
Huffman St
Jean St
Sharon St
Charles St
Sandra Ln
William St
Faulkner St
Hilltop Dr
Apple Ct
Widaman St
Orchard Dr
Westwood Rd
Wilson Dr
Beech Dr
Pink Magnolia Dr
Sycamore Rd
Tulip Tree Dr
Blue Spruce Rd
Jamestown Ct
Lynwood Dr
Georgetown Ct
Stonebridge Rd
High Circle Dr
Sunset Circle
Woodland Circle
Cherry Creek Ln
Cherry St
Oak St
Maple Ln
Elm St
Ranch Rd
St Mary's Dr
Alpha St
Buffalo St
Shafter Rd
Gable Dr
Lake St
Graef St
Coffax St
North Bay Dr
Lindberg St
Harrison St
Clevelan St
Michigan St
Argonne Rd
Packer St
Robson St
Zoe St
Wood St
Pine St
Tamarack St
Sherman St
Grant St
Johnson St
Lincoln St
Pine St
Maple Ave
Poplar St
Broadway St
Park Ave
Tamarack St
Reed St
Wabash St
Sycamore St
Sycamore St
Sycamore

SOUTHEAST

BIBLER

COLONIAL ESTATES

COUNTRY CLUB ESTATES

COUNTRY GARDEN ESTATES

EISENHOWER PARK

FLAGSTONE TERRACE

FOREST PARK

HERSCHER

ISLEWOOD VILLAGE

KELLY

LEXINGTON MANOR

MORGAN

MUIRFIELD

PRESWICK

ROBBY ESTATES

SOUTH BROOK

SOUTHTOWN ESTATES

STONE CAMP

STONEHENGE

WOODFIELD ESTATES

WOODFIELD MANOR

LISTING OF SOUTH EAST SECTION DEVELOPMENTS

BIBLER ADDITION

AGE of DEVELOPMENT	1962
AVG. COST OF HOMES	65,000
AVAILABLE LOTS	NO
RESTRICTIONS	NO
UTILITIES	Nipsco
SCHOOL DIST.	Jefferson
MUNICIPALITY	Winona Lake

COLONIAL ESTATES

AGE of DEVELOPMENT	1973
AVG. COST OF HOMES	85,000
AVAILABLE LOTS	Yes
RESTRICTIONS	Yes
UTILITIES	Nipsco
SCHOOL DIST.	Jefferson
MUNICIPALITY	Warsaw

COUNTRY CLUB ESTATES

AGE of DEVELOPMENT	1967
AVG. COST OF HOMES	N/A
AVAILABLE LOTS	N/A
RESTRICTIONS	Yes
UTILITIES	Nipsco
SCHOOL DIST.	Eisenhower
MUNICIPALITY	Warsaw

LISTING OF SOUTH EAST SECTION DEVELOPMENTS

COUNTRY GARDEN ESTATES

AGE of DEVELOPMENT	1987
AVG. COST OF HOMES	150-160,000
AVAILABLE LOTS	Yes
RESTRICTIONS	Yes
UTILITIES	Nipsco
SCHOOL DIST.	Eisenhower
MUNICIPALITY	Warsaw

EISENHOWER PARK

AGE of DEVELOPMENT	1990
AVG. COST OF HOMES	65-80,000
AVAILABLE LOTS	Yes
RESTRICTIONS	Yes
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Eisenhower
MUNICIPALITY	Warsaw

FLAGSTONE TERRACE

AGE of DEVELOPMENT	1956
AVG. COST OF HOMES	75,000
AVAILABLE LOTS	Limited
RESTRICTIONS	Yes
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Eisenhower
MUNICIPALITY	Warsaw

LISTING OF SOUTH EAST SECTION DEVELOPMENTS

FOREST PARK

AGE of DEVELOPMENT	Not Recorded
AVG. COST OF HOMES	N/A
AVAILABLE LOTS	N/A
RESTRICTIONS	N/A
UTILITIES	Nipsco
SCHOOL DIST.	Harrison
MUNICIPALITY	Warsaw

HERSCHER

AGE of DEVELOPMENT	1945
AVG. COST OF HOMES	70,000-90,000
AVAILABLE LOTS	No
RESTRICTIONS	No
UTILITIES	Nipsco
SCHOOL DIST.	Washington
MUNICIPALITY	Warsaw

ISLEWOOD VILLAGE

AGE of DEVELOPMENT	1956
AVG. COST OF HOMES	90,000
AVAILABLE LOTS	Limited
RESTRICTIONS	Yes
UTILITIES	Nipsco
SCHOOL DIST.	Eisenhower
MUNICIPALITY	Winona Lake

LISTING OF SOUTH EAST SECTION DEVELOPMENTS

KELLY ADDITION

AGE of DEVELOPMENT	1960
AVG. COST OF HOMES	N/A
AVAILABLE LOTS	N/A
RESTRICTIONS	Yes
UTILITIES	Nipsco
SCHOOL DIST.	Eisenhower
MUNICIPALITY	Warsaw

LEXINGTON MANOR

AGE of DEVELOPMENT	Not Recorded
AVG. COST OF HOMES	N/A
AVAILABLE LOTS	N/A
RESTRICTIONS	N/A
UTILITIES	Nipsco
SCHOOL DIST.	Jefferson
MUNICIPALITY	Winona Lake

MORGAN

AGE of DEVELOPMENT	1980
AVG. COST OF HOMES	130,000
AVAILABLE LOTS	No
RESTRICTIONS	Yes
UTILITIES	Nipsco
SCHOOL DIST.	Eisenhower
MUNICIPALITY	Warsaw

LISTING OF SOUTH EAST SECTION DEVELOPMENTS

MUIRFIELD ADDITION

AGE of DEVELOPMENT	1986
AVG. COST OF HOMES	200-250,000
AVAILABLE LOTS	Yes
RESTRICTIONS	Yes
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Jefferson
MUNICIPALITY	Warsaw

PRESWICK ADDITION

AGE of DEVELOPMENT	1986
AVG. COST OF HOMES	200-250,000
AVAILABLE LOTS	Yes
RESTRICTIONS	Yes
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Jefferson
MUNICIPALITY	Warsaw

ROBBY ESTATES

AGE of DEVELOPMENT	1976
AVG. COST OF HOMES	70,000
AVAILABLE LOTS	Limited
RESTRICTIONS	Yes
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Jefferson
MUNICIPALITY	Warsaw

LISTING OF SOUTH EAST SECTION DEVELOPMENTS

SOUTH BROOK

AGE of DEVELOPMENT	1970
AVG. COST OF HOMES	130,000
AVAILABLE LOTS	Yes
RESTRICTIONS	Yes
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Eisenhower
MUNICIPALITY	Warsaw

SOUTHTOWN ESTATES

AGE of DEVELOPMENT	1972
AVG. COST OF HOMES	100-250,000
AVAILABLE LOTS	Yes
RESTRICTIONS	Yes
UTILITIES	Nipsco
SCHOOL DIST.	Eisenhower/ Jefferson
MUNICIPALITY	Warsaw/ Winona Lake

STONE CAMP

AGE of DEVELOPMENT	1986
AVG. COST OF HOMES	350,000
AVAILABLE LOTS	Limited
RESTRICTIONS	Yes
UTILITIES	Nipsco
SCHOOL DIST.	Jefferson
MUNICIPALITY	Winona Lake

LISTING OF SOUTH EAST SECTION DEVELOPMENTS

STONEHENGE

AGE of DEVELOPMENT	1986
AVG. COST OF HOMES	200-250,000
AVAILABLE LOTS	Yes
RESTRICTIONS	Yes
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Jefferson
MUNICIPALITY	Warsaw

WOODFIELD ESTATES

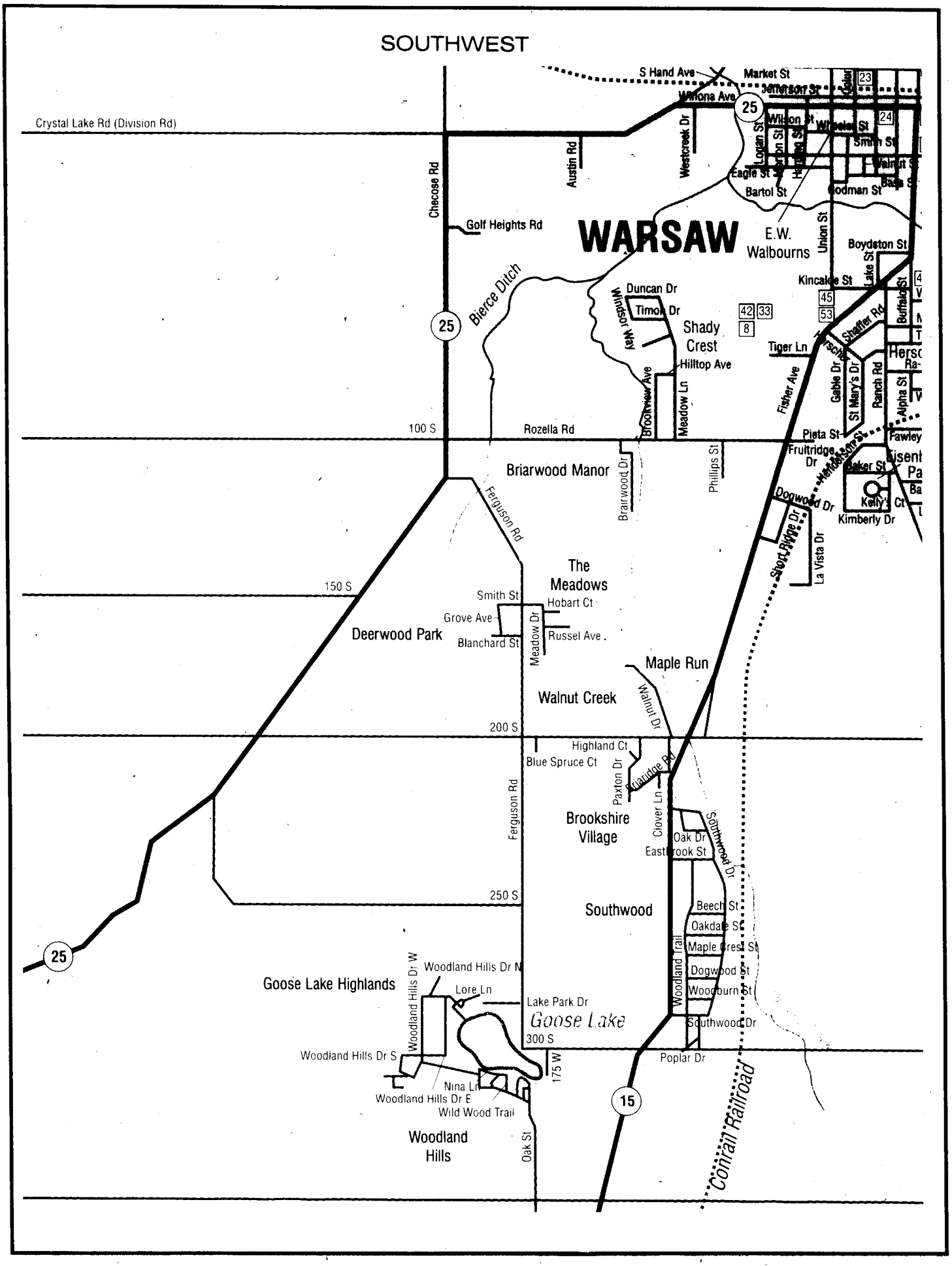
AGE of DEVELOPMENT	1977
AVG. COST OF HOMES	150,000
AVAILABLE LOTS	No
RESTRICTIONS	Yes
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Eisenhower
MUNICIPALITY	Warsaw

WOODFIELD MANOR

AGE of DEVELOPMENT	1994
AVG. COST OF HOMES	200,000
AVAILABLE LOTS	Limited
RESTRICTIONS	Yes
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Eisenhower
MUNICIPALITY	Warsaw

NOTES

NOTES


SOUTHWEST
S Hand Ave
Market St
Jefferson St
Winona Ave
25
Crystal Lake Rd (Division Rd)
Wilson St
Wheeler St
Smith St
Walnut St
Logan St
Eagle St
Bartol St
Goodman St
Austin Rd
Westcreek Dr
Checose Rd
Golf Heights Rd
WARSAW
E.W. Walbourns
Union St
Boydston St
Kincaide St
Lake St
Buffalo St
Bierce Ditch
Duncan Dr
Timon Dr
Windsor Way
Shady Crest
Hilltop Ave
Tiger Ln
Shaffer Rd
Gable Dr
St Mary's Dr
Ranch Rd
Alpha St
Fisher Ave
Brookview Ave
Meadow Ln
100 S
Rozella Rd
Pieta St
Fruitridge Dr
Fawley
Baker St
Kelly's Ct
Kimberly Dr
Briarwood Manor
Briarwood Dr
Phillips St
Dogwood Dr
Short Ridge Dr
La Vista Dr
Ferguson Rd
The Meadows
150 S
Smith St
Hobart Ct
Grove Ave
Russel Ave
Blanchard St
Meadow Dr
Deerwood Park
Maple Run
Walnut Creek
Walnut Dr
200 S
Highland Ct
Blue Spruce Ct
Paxton Dr
Knardge Rd
Clover Ln
Brookshire Village
Oak Dr
Eastbrook St
Southwood Dr
250 S
Southwood
Beech St
Oakdale St
Maple Crest St
Dogwood St
Woodburn St
Woodland Trail
Southwood Dr
Goose Lake Highlands
Woodland Hills Dr W
Woodland Hills Dr N
Lore Ln
Lake Park Dr
Goose Lake
300 S
Woodland Hills Dr S
175 W
Poplar Dr
Nina Ln
Woodland Hills Dr E
Wild Wood Trail
Woodland Hills
Oak St
15
Conrail Railroad

SOUTHWEST

SOUTHWEST

BRIARWOOD MANOR

BROOKSHIRE VILLAGE

DEERWOOD PARK

E.W. WALBOURNS

GOOSE LAKE HIGHLANDS

MAPLE RUN

THE MEADOWS

SHADY CREST

SOUTHWOOD

WALNUT CREEK

WOODLAND HILLS

LISTING OF SOUTH WEST SECTION DEVELOPMENTS

BRIARWOOD MANOR

AGE of DEVELOPMENT	1973
AVG. COST OF HOMES	125-135,000
AVAILABLE LOTS	No
RESTRICTIONS	Yes
UTILITIES	Nipsco
SCHOOL DIST.	Washington
MUNICIPALITY	Warsaw

BROOKSHIRE VILLAGE

AGE of DEVELOPMENT	1989
AVG. COST OF HOMES	185,000
AVAILABLE LOTS	Yes
RESTRICTIONS	Yes
UTILITIES	Nipsco
SCHOOL DIST.	Washington
MUNICIPALITY	Warsaw

DEERWOOD PARK

AGE of DEVELOPMENT	1960
AVG. COST OF HOMES	150,000
AVAILABLE LOTS	Limited
RESTRICTIONS	No
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Washington
MUNICIPALITY	Warsaw

LISTING OF SOUTH WEST SECTION DEVELOPMENTS

E.W. WALBOURNS ADDITION

AGE of DEVELOPMENT	Not Recorded
AVG. COST OF HOMES	55,000
AVAILABLE LOTS	N/A
RESTRICTIONS	No
UTILITIES	Nipsco
SCHOOL DIST.	Washington
MUNICIPALITY	Warsaw

GOOSE LAKE HIGHLANDS

AGE of DEVELOPMENT	1988
AVG. COST OF HOMES	105-110,000
AVAILABLE LOTS	Yes
RESTRICTIONS	Yes
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Washington
MUNICIPALITY	Warsaw

MAPLE RUN

AGE of DEVELOPMENT	1979
AVG. COST OF HOMES	120,000
AVAILABLE LOTS	No
RESTRICTIONS	Yes
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Washington
MUNICIPALITY	Warsaw

LISTING OF SOUTH WEST SECTION DEVELOPMENTS

THE MEADOWS

AGE of DEVELOPMENT	1989
AVG. COST OF HOMES	250,000
AVAILABLE LOTS	Yes
RESTRICTIONS	Yes
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Washington
MUNICIPALITY	Warsaw

SHADYCREST

AGE of DEVELOPMENT	1979
AVG. COST OF HOMES	130,000
AVAILABLE LOTS	Yes
RESTRICTIONS	Yes
UTILITIES	Nipsco
SCHOOL DIST.	Washington
MUNICIPALITY	Warsaw

SOUTHWOOD

AGE of DEVELOPMENT	1975
AVG. COST OF HOMES	120,000
AVAILABLE LOTS	Yes
RESTRICTIONS	No
UTILITIES	Nipsco
SCHOOL DIST.	Washington
MUNICIPALITY	Warsaw

LISTING OF SOUTH WEST SECTION DEVELOPMENTS

WALNUT CREEK

AGE of DEVELOPMENT	1987
AVG. COST OF HOMES	240,000
AVAILABLE LOTS	Limited
RESTRICTIONS	Yes
UTILITIES	Nipsco
SCHOOL DIST.	Washington
MUNICIPALITY	Warsaw

WOODLAND HILLS

AGE of DEVELOPMENT	1977
AVG. COST OF HOMES	120,000
AVAILABLE LOTS	Limited
RESTRICTIONS	Yes
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Washington
MUNICIPALITY	Warsaw

NOTES

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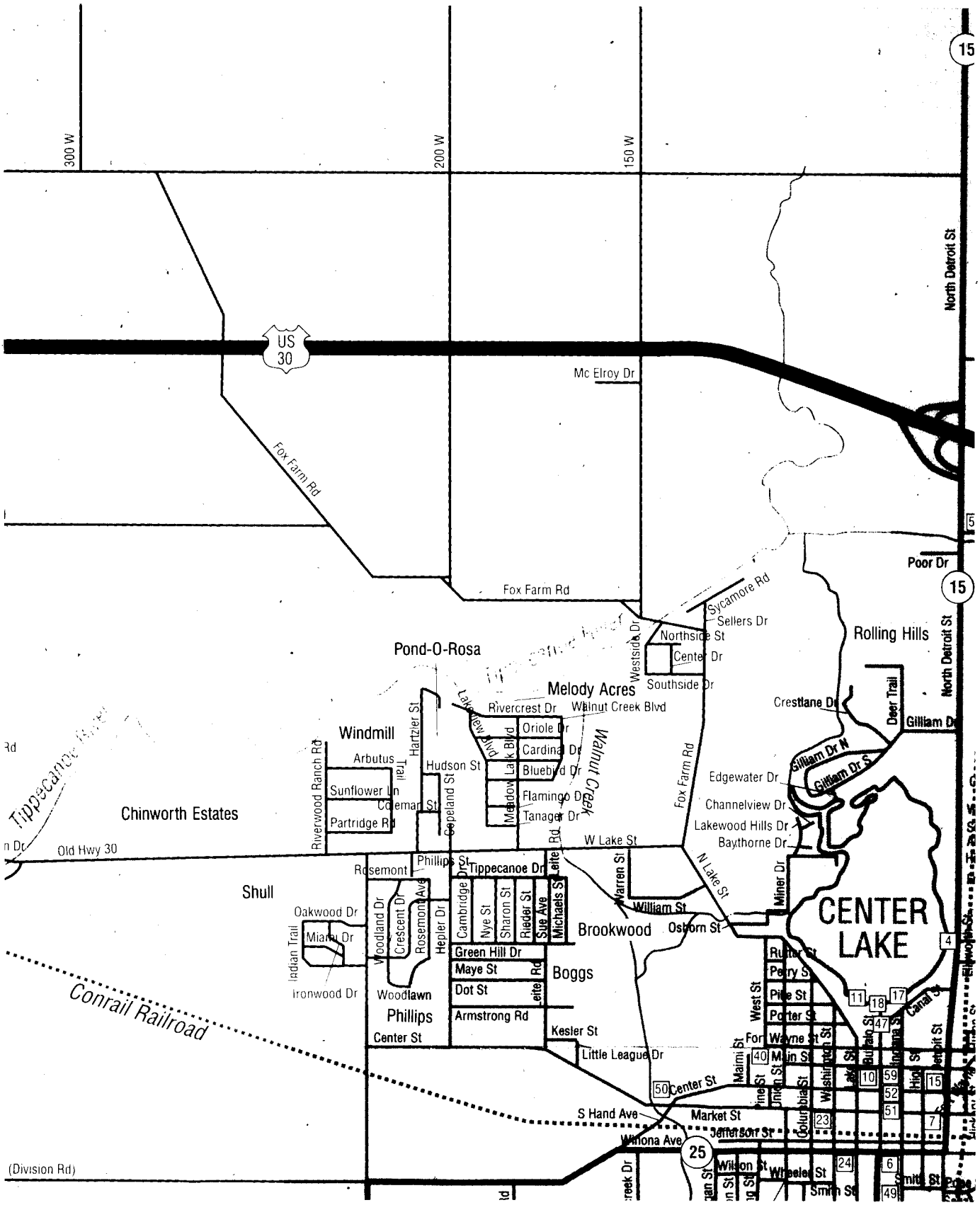
NORTHWEST



NORTHWEST

NORTHWEST

BOGGS

BROOKWOOD

CHINWORTH ESTATES

MELODY ACRES

PHILLIPS

POND-O-ROSA

ROLLING HILLS

SHULL

WINDMILL

LISTING OF NORTH WEST SECTION DEVELOPMENTS

BOGGS ADDITION

AGE of DEVELOPMENT	1970
AVG. COST OF HOMES	55,000
AVAILABLE LOTS	Limited
RESTRICTIONS	Yes
UTILITIES	Nipsco
SCHOOL DIST.	Madison
MUNICIPALITY	Warsaw

BROOKWOOD

AGE of DEVELOPMENT	1962
AVG. COST OF HOMES	70,000
AVAILABLE LOTS	No
RESTRICTIONS	No
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Madison
MUNICIPALITY	Warsaw

CHINWORTH ESTATES

AGE of DEVELOPMENT	Not Recorded
AVG. COST OF HOMES	100-110,000
AVAILABLE LOTS	No
RESTRICTIONS	No
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Madison
MUNICIPALITY	Warsaw

LISTING OF NORTH WEST SECTION DEVELOPMENTS

MELODY ACRES

AGE of DEVELOPMENT	1959
AVG. COST OF HOMES	95,000
AVAILABLE LOTS	Yes
RESTRICTIONS	Yes
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Madison
MUNICIPALITY	Warsaw

PHILLIPS

AGE of DEVELOPMENT	1952
AVG. COST OF HOMES	60-65,000
AVAILABLE LOTS	Yes
RESTRICTIONS	Yes
UTILITIES	Nipsco
SCHOOL DIST.	Madison
MUNICIPALITY	Warsaw

POND-O-ROSA

AGE of DEVELOPMENT	1962
AVG. COST OF HOMES	100,00
AVAILABLE LOTS	No
RESTRICTIONS	Yes
UTILITIES	Nipsco
SCHOOL DIST.	Madison
MUNICIPALITY	Warsaw

LISTING OF NORTH WEST SECTION DEVELOPMENTS

ROLLING HILLS

AGE of DEVELOPMENT	1969
AVG. COST OF HOMES	150,000
AVAILABLE LOTS	Yes
RESTRICTIONS	Yes
UTILITIES	Nipsco
SCHOOL DIST.	Madison
MUNICIPALITY	Warsaw

SHULL ADDITION

AGE of DEVELOPMENT	1958
AVG. COST OF HOMES	80,000
AVAILABLE LOTS	Limited
RESTRICTIONS	Yes
UTILITIES	Nipsco
SCHOOL DIST.	Lincoln
MUNICIPALITY	Warsaw

WINDMILL

AGE of DEVELOPMENT	1983
AVG. COST OF HOMES	110-115,000
AVAILABLE LOTS	No
RESTRICTIONS	Yes
UTILITIES	Nipsco/REMC
SCHOOL DIST.	Madison
MUNICIPALITY	Warsaw

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ACKNOWLEDGMENTS FOR THE ASSISTANCE OF THE FACTS IN THIS GUIDE

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WARSAW/KOSCIUSKO COUNTY CHAMBER OF COMMERCE

AGE OF DEVELOPMENTS -
KOSCIUSKO COUNTY RECORDER'S OFFICE
KOSCIUSKO COUNTY COURTHOUSE

AVERAGE COST OF HOMES -
REALTOR MEMBERS OF THE BUILDERS ASSOCIATION OF KOSCIUSKO-FULTON COUNTY

RESTRICTIONS -
KOSCIUSKO COUNTY RECORDER'S OFFICE
KOSCIUSKO COUNTY COURTHOUSE

UTILITIES -
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SCHOOL DISTRICT -
WARSAW COMMUNITY SCHOOLS TRANSPORTATION DEPARTMENT

MUNICIPALITY -
POSTAL SERVICES, WARSAW and WINONA LAKE

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