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23270 CR 28

ELKHART

46517

List Price: \$429,900	Status: New	#Rooms: 10	#Total Baths: 5.00
Area: Harrison Township	Zoning: A	# Bedrooms: 3	
Subdivision: None	Waterfront: Yes	# of Above Grade Bedrooms: 3	
Lot Size: 21.7 Acres + -	Fireplace: Yes	Pool Y/N: No	

Legal: **PT IN N1/2 1125FT W OF NE COR NE1/4 SEC 2 5.625A and IN NE1/4 ...** Township: **HARRISON TOWNSHIP**

	<u>Square Feet</u>	<u>ROOM</u>	<u>APPROXIMATE SIZE</u>	<u>LEVEL</u>
Year Built: 1987		Living Room:	32 x 14.9	Main
Taxes: 2636.00	Above Grade SqFt: 2396	Dining Room:	13.7 x 10.5	Main
	Main Level: 1340	Kitchen:	14 x 12	Main
Utilities:	Upper Level: 1056	Family Room:	25.10 x 14.6	Lower
Water: Well	Total Below Grade SqFt: 1280	Bedroom 1:	20.6 x 12.6+	Upper
Sewer: Septic	Below Grade Finished SqFt: 600	Bedroom 2:	15 x 14	Upper
Utility Cost:	Combined Finished SqFt: 2996	Bedroom 3:	12 x 12.6	Upper
Schools:		Bedroom 4:	Den-Office-Bedroom	Main
Elementary: WAKARUSA		Other Rm1:	12 x 10	Main
Middle: NORTHWOOD		Other Rm2:	15 x 10+ Office	Lower
High: NORTHWOOD		Bathrooms:	5	



Peaceful 21 acre setting with awesome views! Lovely 2 story walkout boasts 3+ beds, 5 baths, huge kitchen with new granite counter, all appliances including oversized jumbo Kenmore fridge/freezer, double oven, eating area w/bay window overlooking back yard & deck. Oversized living room w/brick fireplace & hardwood floors everywhere, main level office or library or in-law/guest quarters, mudroom, ¾ bath, oversized garage w/walkup attic could easily be finished into a studio perfect for art/craft room. Upper level features master suite with double vanity/sinks & double closets, 2 more generous bedrooms & full bath. Walkout basement features family room, wood burning stove, office, full bath & laundry. 30X40 stables, chicken coop, 2 ponds, flowing creek & lazy weeping willows. Tons of interior pics on web site, click on "My Listings"

APPLIANCES	Range, Refrigerator, Dishwasher, Microwave, Disposal, Washer, Dryer	LOT/ACREAGE DESCRIPTION	11-50 Acres, Wooded
STYLE	2 Story	GARAGE	2 Car, Attached, Off Street Parking, Garage Door Opener, Pole Barn
EXTERIOR	Aluminum, Vinyl	WATERFRONT	Pond
HEATING & COOLING	Gas Heat, Central AC	EXTRA ROOMS	Den/Office, In-Law Room, Eat-In Kitchen, Master Bed /Bath, Great Room
BASEMENT	Full, Outdoor Entrance, Family/Rec Room, Den /Office, Utility Room, Walkout, Partially Finished, Egress Windows, Bath	FEATURES	Deck, Hardwood Floors, Foyer Entry, Woodburning Stove, Gas Water Heater
EXEMPTIONS	Homestead Credit		



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