



**It's a Buyers' market!**  
**Take advantage & save big \$\$\$**  
**Rates haven't been this low in 8+ YEARS!**

**More Pictures on Website!**  
**Click on "My Listings"**  
**www.WhereToGoForHomes.com**

**53138 Monterey Drive**

List Price: **\$239,000**      Status: **Active**  
 Area: **Washington Towns...**      Zoning: **R**  
 Subdivision: **Pheasant Ridge**      Waterfront: **No**  
 Lot Size: **114 X 180**      Fireplace: **Yes**

Legal: **Pheasant Ridge Fourth Lot 94**

Year Built: **1988**      Square Feet  
 Taxes: **2700.00**      Above Grade SqFt: **2544**  
                                  Main Level: **1287**  
 Utilities:      Upper Level: **1257**  
 Water: **Well**      Total Below Grade SqFt: **1257**  
 Sewer: **Septic**      Below Grade Finished SqFt: **180**  
 Utility Cost:      Combined Finished SqFt: **2724**  
 Schools:  
 Elementary **EASTWOOD**  
 Middle: **PIERRE MORAN**  
 High: **ELKHART CENTRAL**

**BRISTOL**

**46507**

#Rooms: **10**      #Total Baths: **2.50**  
 # Bedrooms: **4**  
 # of Above Grade Bedrooms: **4**  
 Pool Y/N: **No**

Township: **WASHINGTON TOWNSHIP**

ROOM	APPROXIMATE SIZE	LEVEL
Living Room:	15.5 X 13.1	Main
Dining Room:	14 X 15	Main
Kitchen:	10.2 X 10	Main
Family Room:	15 X 18	Main
Bedroom 1:	15.6 X 15.9	Main
Bedroom 2:	12 X 11	Main
Bedroom 3:	13.10 X 11	Main
Bedroom 4:	12.5 X 13.9	Main
Other Rm1:	19.5 X 15 Fin Basement	Lower
Other Rm2:	12 X 17 Sun Porch	Main
Bathrooms:	2.5	Main



**Large classic 2 story in Pheasant Ridge on wooded lot. Traditional floor plan with formal dining, formal living & main level family room. Warm kitchen with center work island & eating area open to family room, 3 season porch, main laundry, updated roof plus finished basement too. Roomy master suite with bow window, walk-in closet & private bath will all the amenities. You won't be disappointed at this price in Pheasant Ridge!! Extra wooded lot available too makes plenty of room for 3 car garage!**

This information is deemed reliable, but not guaranteed. All measurements are approximate.

APPLIANCES	Range, Refrigerator, Dishwasher, Washer, Dryer	LOT/ACREAGE DESCRIPTION	City/Suburban Lot
STYLE	2 Story	GARAGE	2 Car, Attached, Detached
EXTERIOR	Aluminum, Vinyl	WATERFRONT	None
HEATING & COOLING	Gas Heat	EXTRA ROOMS	Main Floor Laundry, Enclosed Porch, Family /Rec Room
BASEMENT	Full, Family/Rec Room	FEATURES	Home Warranty, Patio, Sprinkler System
EXEMPTIONS	Mortgage, Homestead Credit		



**More Inside/outside Pictures Click on "My Listings"**  
**Visit www.WhereToGoForHomes.com**

Search homes for sale in Elkhart, St. Joe & Kosciusko County at this web site! The homes book comes out every 2 weeks the above web site is updated every night with new listings!!

**Search 95% of homes for sale in Indiana!!**  
**www.WhereToGoForHomes.com**



**ANN CONNOLLY, ABR, CRS, GRI, e-PRO**

OFFICE: 574-534-2636  
 VOICE MAIL: 574-674-2533  
 TOLL FREE: 800-285-0667  
 Email: ann@AnnConnolly.com



**REALTY MARKETING**

