



56884 CR 13, ELKHART, IN 46516

**List Price \$ 169,900* No Rooms: 8 Bedrooms: 3 Baths: 2.50 Fireplace: Yes
Year Built: 1961 Square Footage: 1702 Waterfront: No Pool: Yes**

		<u>Room</u>	<u>Approx Size</u>	<u>Level</u>
Lot Size:	108x250 &/or 100x300*	Living Room	19x12	Main
Township:	CONCORD TOWNSHIP	Dining Room	13x9	Main
Subdivision:		Kitchen	12x10	Main
Water:	Well	Family Room	16.5x19	Lower
Sewer:	Septic	Bedroom 1	12.6x12	Main
Zoning:	R	Bedroom 2	12.10x11	Main
Taxes:	\$ 1407	Bedroom 3	12.7x10.5	Main
Tax ID:	200611451007	Bedroom 4	14x8 Office	Lower
Elementary:	CONCORD EAST SIDE	Bathroom		
Middle:	CONCORD	Other Room 1	12x8 Lndry	Main
Senior:	CONCORD	Other Room 2	11.3x19 Game	Lower

Features Electric Water Heater, Fenced Yard, Hardwood Floors, In-Ground Pool, Foyer Entry, Natural Woodwork, Home Warranty, Patio, Sprinkler System, Cable TV, Satellite Dish,

Extra Rooms: Main Floor Laundry, Eat-In Kitchen, Sun Room,

Appliances: Range, Refrigerator, Disposal,

Basement: Full, Family / Rec Room, Den / Office, Finished, Partially Finished,

Style: Ranch,

Lot Desc: City / Suburban Lot, Less Than 1 Acre,

Garage: 2 Car, Attached Garage Door Opener,

Heat/Cool: Gas Heat Forced Air Central Air

Exterior: All Brick

Possession: Negotiable

Possible Financing: Cash/Conventional

Exemptions: Mortgage Homestead Credit

Remarks: Well maintained all brick ranch park like setting, highlighted with 20x40 inground pool, separate area fenced for kids/animals, sunroom & pool house.

***Extra lot, heated 24x32 building, 14x18 building & this lot has sprinkling system too is sold separately, price for total package \$207,800.**



*******More Inside Pictures & Virtual Tour*******

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