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List Price: \$259,900	Status: New	53108 Monterey Dr.	BRISTOL
Sold Price:		#Rooms: 10	
Area: Washington Towns...		# Bedrooms: 4	#Total Baths: 2.50
Subdivision: Pheasant Ridge		Waterfront: No	
Lot Size: 98 X 220 +-	Zoning: R	Fireplace: Yes	Pool Y/N: No

Legal: **Pheasant Ridge Fourth Lot 96** Township: **WASHINGTON TOWNSHIP**

	<u>Square Feet</u>	<u>ROOM</u>	<u>SIZE</u>	<u>LEVEL</u>
Year Built: 1988		Living Room:	15 X 12.2	Main
Taxes: 2157.00	Main Level: 1300	Dining Room:	14.5 X 11.5	Main
	Upper Level: 1408	Kitchen:	11.6 X 24	Main
Utilities:	Lower Level: 400	Family Room:	17.5 X 14.8	Main
Water: Well	Basement: 973	Bedroom 1:	17.8 X 14.7	Upper
Sewer: Septic	Total SqFt: 2708	Bedroom 2:	12.5 X 11.3	Upper
Utility Cost:		Bedroom 3:	14.11 X 10.2	Upper
Schools:		Bedroom 4:	14.5 X 11	Upper
Elementary EASTWOOD		Other Rm1:	Laundry	Main
Middle: PIERRE MORAN		Other Rm2:	20 X 20 Family-Rec Room	Lower
High: ELKHART CENTRAL		Bathrooms:	2.5	

Directions: **CR 6 east of CR 17 to Monterey then south**

Public Remarks: **Awesome home in GREAT condition. New carpet & paint on all levels! You will not want to miss this home. A+ condition on wooded lot. Oak kitchen cabinets with island & built-in desk, eating area with 8' slider to patio, tile floors in kitchen, breakfast & laundry, hardwood floors in the foyer, open staircase, natural woodwork, 6 panel doors, crown molding, fireplace with gas logs, bay windows, floor to ceiling Pella windows, oak bookshelves & cabinets & much more. Print feature sheet associated docs**

APPLIANCES	Range, Refrigerator, Dishwasher, Disposal, Water Sftnr Own	LOT/ACREAGE DESCRIPTION	City/Suburban Lot, Wooded
STYLE	2 Story	GARAGE	2 Car, Attached, Garage Door Opener
EXTERIOR	Vinyl, Partial Brick	WATERFRONT FEATURES	None
HEATING & COOLING	Gas Heat, Forced Air, Central AC	EXTRA ROOMS	Hardwood Floors, Foyer Entry, Patio, Sprinkler System, Association Fee, Gas Water Heater
BASEMENT	Partial, Family/Rec Room		Main Floor Laundry, Eat-In Kitchen, Master Bed/Bath, Formal Dining Room
MLS #	9911587		



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