



| Listing # | Property Address | Property Type | RMS | BRMS | Baths | Location | Price     | Finished Sq. Ft |
|-----------|------------------|---------------|-----|------|-------|----------|-----------|-----------------|
|           | 211 S Spring St. | 1 1/2 story   | 9   | 5    | 2     | Wakarusa | \$349,900 | 2120 SF         |



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Information Herein Believed to Be Accurate But Not Warranted

*\$340,000 ins. conv. 11/1/24*

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 Tax Code: 20-09-36-105-009.000-025  
 Owner: Blanford  
 Legal Descript: IN NW COR SEC 36 .35A; N 1/2 VAC ALLEY ADJS

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|                 |                        |              |     |                 |                           |
|-----------------|------------------------|--------------|-----|-----------------|---------------------------|
| Lot Size        | 70x198                 | W.W. Carpet  | X   | 1st Floor       | Other                     |
| Annual Tax      | \$4931.70 no ex        | Draperies    | No  | Approx. Sq. Ft. | 1728                      |
| Construction    | Wood                   | Softener     | No  | Living Room     | 13x18                     |
| Age-Cond.       | 1910                   | Disposal     | X   | Dining Room     | 13.2x13.6                 |
| Possession      | Neg.                   | Microwave    | No  | Kitchen         | 10.11x13                  |
| School District | WaNee                  | Dishwasher   | X   | Family room     | 14.1x19.9                 |
| Terms           | Cash, conv., FHA, USDA | Refrigerator | X   | Bedroom         | 10.5x10.7 12.9x13.1       |
| NIPSCO avg.     | Vacant                 | Range-G/E    | X-G | Bedroom         | 8.9x10.9 11x13.1 landing  |
| Type Heat       | GFA (new)              | Air. Cond.   | New | Bedroom         | 8.9x10.9                  |
| Type Wtr.Htr    | Gas                    | Fireplace    | No  | Bedroom         | 10.6x14.4                 |
| Type Roofing    | Asphalt/rubber (new)   | Insulation   | X   | Baths           | 2 full                    |
| Interior Walls  | Plaster/drywall        | Storm Doors  | X   | Utility Room    | Yes                       |
| Type Siding     | Aluminum/cedar         | Storm Wds.   | X   | Type Floors     | Hardwood, ceramic, carpet |
| Elec. AMPS      | 100                    | City Water   | X   | Garage          | 2 car detached            |
| Type Windows    | Double hung/casement   | Storm Sewer  | X   | Basement %      | Partial                   |
| Type House      | 1 1/2 story            | San. Sewer   | X   | Fenced Yard     | Yes- new                  |
| Zoning          | R                      | Well         | No  | Type Drive      | Cement                    |
| Township        | Olive                  | Septic       | No  | Patio           | Yes                       |

**Remarks:** Looking for a Wakarusa home that is move in ready, look no further! This 1910- 1 1/2 story home has been renovated and is ready for its new owner to enjoy. As you walk in, you will quickly notice the beautiful refinished hardwood floors. This home has 5 bedrooms, 2 full baths, a new kitchen which includes new stainless-steel appliances (range, refrigerator, washer, and dryer), quartz countertop, 2 fully remodeled bathrooms. Other updates include the Family room, back patio, new roof, windows (upper level), furnace, A/C, all interior doors, garage door and opener. The home also has a new waterproofing system with a transferable lifetime warranty. The basement does have additional space for living if needed.