



REDUCED!!!
\$429,000

Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	63757 CR 111	2 story	11	5	3 1/2	Goshen	\$449,900	3380 SF +/-



Phil Hahn & Associates
Realtors & Auctioneers

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Information Herein Believed to Be Accurate But Not Warranted

\$385,000 cash
NO S/A 3/25/25

Salesman: Laurie Sumpter
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Telephone: 574-202-0056
Tax Code: 20-10-15-326-002.000-016
Owner: Mitschelen
Legal Descript: Rhoades Minor Lot # 1

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Lot Size	0.92 A	W.W. Carpet	X		1st Floor	Other
Annual Tax	\$2189.80/yr. w/ex	Draperies	X	Approx. Sq. Ft.	2100	1280
Construction	Wood frame	Softener	X	Living Room	13x15	
Age-Cond.	1900-Great	Disposal	X	Dining Room	14.5x24.5	
Possession	Neg.	Microwave	No	Kitchen	12x25	
School District	WaNee-wakarusa	Dishwasher	X	Family room	16.5x17.5 w/ fireplace	
Terms	Cash, conv.	Refrigerator	X	Bedroom	9x11	13x14 w/ fireplace
NIPSCO avg.	\$325 G&E avg.	Range-G/E	X-G	Bedroom		12x12
Type Heat	Gas hot water	Air. Cond.	Window	Bedroom		12x12
Type Wtr.Htr	Gas	Fireplace	2	Bedroom		10x11
Type Roofing	Asphalt	Insulation	X	Baths	1/2	3 full
Interior Walls	Drywall	Storm Doors	X	Utility Room	Main level	
Type Siding	Vinyl, brick	Storm Wds.	X	Type Floors	Laminate, and carpet	
Elec. AMPS	200 amp	City Water	-	Garage	Attached 28x36	
Type Windows	Double hung	Storm Sewer	-	Basement %	Partial	
Type House	2-story	San. Sewer	-	Fenced Yard	Front only	
Zoning	R	Well	X	Type Drive	Cement	
Township	Harrison	Septic	X	Patio	Deck	

Remarks: Country beauty on peaceful lot w/ beautiful view from the 2-tiered back deck. Amazing newer kitchen And family room updates that will be wonderful for entertaining. Spacious floor plan and large bedrooms. Tons of Natural light throughout. Amazing pond that is stocked and has a fountain to enjoy off the deck area any time of Year! **HURRY** this one is a must see! WaNee schools too. Your own little paradise in the private back yard! Whole House generator too.