



REDUCED!!!
\$239,900

Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	23916 Mirna Ct	Ranch	6	3	1	Elkhart	\$249,900	1143 SF + LL



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Information Herein Believed to Be Accurate But Not Warranted

\$232,900 **FHA**
\$7000 S/A **3/31/25**

Salesman: Laurie Sumpter
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Tax Code: 20-08-23-153-003.000-009
Owner: Barna
Legal Descript: River Manor West 4th lot #65

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Lot Size	96x176	W.W. Carpet	X	1st Floor	Other
Annual Tax	\$1239.70 w/ex	Draperies	X	Approx. Sq. Ft.	1143 LL
Construction	Wood frame	Softener	No	Living Room	11x16
Age-Cond.	1986-good	Disposal	X	Dining Room	
Possession	Neg.	Microwave	No	Kitchen	12x12
School District	Concord	Dishwasher	X	Family room	12x14 Sunroom
Terms	Cash, conv.	Refrigerator	X	Bedroom	8x11.5
NIPSCO avg.	\$175 G&E avg.	Range-G/E	X-G	Bedroom	10.5x10.5
Type Heat	GFA	Air. Cond.	C	Bedroom	11x13
Type Wtr.Htr	Gas	Fireplace	No	Bedroom	
Type Roofing	Asphalt	Insulation	X	Baths	Full
Interior Walls	Drywall	Storm Doors	X	Utility Room	Basement
Type Siding	Vinyl/Alum	Storm Wds.	X	Type Floors	Carpet and laminate
Elec. AMPS	100 amp	City Water	-	Garage	20x25 attached
Type Windows	Double hung	Storm Sewer	-	Basement %	Full except sunroom
Type House	Ranch	San. Sewer	-	Fenced Yard	Yes
Zoning	R	Well	4"	Type Drive	Cement
Township	Concord	Septic	X	Patio	Patio & deck

Remarks: 3 bedroom, 1-Bath ranch on large cul-de-sac lot in River Manor subdivision in Concord Twp. No HOA fees. 12x14 amazing sunroom added to back of home to enjoy all year long, 2-car attached garage, and full unfinished Basement. The washer, dryer, shed, and island in kitchen won't stay. Corner cabinet and hutch will stay. Water Softener is Negotiable.