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| Property Type RESIDENTIAL | Status Sold | Auction No |
| MLS # 201726690 | 1034 West Shore Drive | Culver IN 46511 |
| | | Status Sold LP \$662,000 |



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|----------------------------------|---|---|
| Area Marshall County | Parcel ID 50-21-21-302-387.000-014 | Type Site-Built Home |
| Sub | Cross Street | Bedrms 3 F Baths 1 H Baths 1 |
| Location | Style Two Story | |
| School District CULV Elem | Culver JrH Culver | SrH Culver |

Legal Description CHADWICK'S SUB LOT 15 W45'; BEHMERS ADD LOT 2 EX W30'
Directions From Culver: Follow Main St. south to West Shore Dr., stay on West Shore Dr. to home. Watch for sign.

Remarks Envision yourself living in and using this open concept lake home on the edge of Lake Maxinkuckee. The spacious living room displays two beautiful focal points, a fireplace and an open staircase. Fall in love with the cozy feeling this home presents. From the living room, the views of Lake Maxinkuckee are apparent through the entry door of the charming front porch. This porch setting is often used for dining, and a game or TV room. The kitchen offers an abundance of cabinets, open to the dining room, allowing you to chat with guests. The back entry mudroom offers a place to remove shoes, and a main floor laundry room and half bath. Plenty of hidden away storage areas in this home. The upper floor offers 3 bedrooms and a full bath with tub shower. Master bedroom has a pleasant surprise, entry to a large upper deck with Trek-like composite decking all taking in beautiful Lake Maxinkuckee. Relax on summer nights with all the privacy this upper deck provides. A large pier is offered and is in place, with two large sunbathing decks. The additional lot across the street to the South is included with this property. Build a separate guest quarters or garage or possibly both. Close to downtown restaurants and shops. Imagine living in this home or making it your private getaway. Buyer to satisfy building needs on vacant lot. LEGAL DISCRPTION IS FOR BOTH LOTS.

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|--|---|----------------------------|---|---------------------------|------------------------|-------------------|
| Sec | Lot | Zoning | Lot Ac/SF/Dim 0.3100 / 13,504 42x97; 47x203x34 | Src Y | Lot Des | Waterfront |
| Township Union | Abv Gd Fin SqFt 1,428 | Below Gd Fin SqFt 0 | Ttl Below Gd SqFt 0 | Ttl Fin SqFt 1,428 | Year Built 1920 | |
| Age 98 | NewNo | Date Complete | Ext Metal | Fndtn Crawl | # Rooms 7 | |
| Room Dimensions | | | | | | |
| DIM | L | Baths | Full | Half | Water | CITY |
| LR x | | B-Main | 0 | 1 | Sewer | City |
| DR x | | B-Upper | 1 | 0 | Fuel / | Gas, Forced Air |
| FR x | | B-Blw G | 0 | 0 | Heating | |
| KT x | | | | | Cooling | Central Air |
| BK x | | Laundry Rm | Main | | | |
| DN x | | AMENITIES | Deck on Waterfront | | | |
| MB 10 x 8 | U | | | | Alarm Sys-Sec | No |
| 2B 9 x 9 | U | | | | Alarm Sys-Rent | No |
| 3B 9 x 8 | U | | | | Jet/Grdn Tub | No |
| 4B x | | Garage | / | / | x | / |
| 5B x | | Outbuilding | None | | x | |
| RR x | | Outbuilding | | | x | |
| LF x | | Assn Dues | Not Applicable | | | |
| EX x | | Other Fees | | | | |
| WtrType | Restrictions | | | | | |
| Water Features | Water Access Lake | Wtr Name | LkMaxin | | | |
| Lake | Wtr Frtg 46.00 | Channel Frtg | 0.00 | | | |
| | Lake Type SKIL | | | | | |
| Virtual Tours: | Branded Virtual Tour | | Unbranded Virtual Tour | | | |
| Auction No | Auction Reserve Price \$ | Auction Date | Auction Time | | | |
| Auctioneer Name | Auctioneer License # | | | | | |
| Financing: Proposed | Exemptions No Exemptions | | Year Taxes Payable 2017 | | | |
| Annual Taxes \$7,792.42 | Is Owner/Seller a Real Estate Licensee | No | Possession TBD | | | |
| List Office RE/MAX OAK CREST -CULVER - Office: 574-842-3000 | | | | | | |

Pending Date 7/24/2018 **Closing Date** 7/31/2018 **Selling Price** \$577,800 **How Sold** Cash **CDOM** 773 Yes

Ttl Concessions Paid \$0.00 **Sold/Concession Remarks** Presented by: PAM BAKER - 574-220-4919 / RE/MAX OAK CREST -CULVER - Office: 574-842-3000

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