

Property Type	RESIDENTIAL	Status	Sold	Auction No	
MLS #	201814730	11415 Guise Park Rd.	Bruce Lake	IN 46939	Status Sold LP \$215,000
Area	Fulton County	Parcel ID	25-05-06-274-002.000-014		
Sub		Cross Street		Bedrms 3	F Baths 2 H Baths 0
Location	Lake	Style	One Story		
School District	CAST Elem	JrH	Caston		
Legal Description	LOT 8 GUISE PARK 25' X 50' ACROSS RD FROM LOT 8 25' X 50' 35' N OF LOT 8				
Directions	Take highway 17 south and turn right onto W 200 N. Go 1.7 miles and turn left onto N Lake Shore Dr. Turn right onto W Guise Park Rd and look for sign.				



Remarks Watch the beautiful sun rise and set from your large deck on the most sought after side of Bruce Lake. Enter into the open living, dining & kitchen area from the deck, and enjoy the completely remodeled home with cathedral ceilings, wood beams. Upscale kitchen with soft-close drawers, hard surface counters with under cabinet lighting and glowing wood floors. Nice ceramic tile throughout the entryway, hallway and in the bathrooms. Greenguard certified products used in the insulation, flooring, & wall boards. Updates since 2010 include the furnace, water heater, solid 6 panel doors, windows, plumbing, electric, siding, and roof. Convenient storage under the deck, as well as, a lakeside boathouse. The unique cupola gives a peaceful feeling at night with a soft glow guiding you back home, a charming feature to this home. Spend your days swimming along the sandy shore and finish your summer nights with a bonfire by the lake, under the stars. Could be sold turn key with acceptable offer.

Sec	Lot	Zoning	Lot Ac/SF/Dim	0.2200 / 9,583	50x191	Src Y	Lot Des	Irregular, Lake,					
Township	Union	Abv Gd Fin SqFt	1,080	Below Gd Fin SqFt	0	Ttl Belw Gd SqFt	0	Ttl Fin SqFt	1,080	Year Built	1948		
Age	70	NewNo	Date Complete	Ext	Shingle, Vinyl	Fndtn	Crawl	# Rooms	5				
Room Dimensions													
	DIM	L											
LR	x		Baths	Full	Half	Water	WELL	Dryer Hookup	Gas	No	Fireplace	No	
DR	x		B-Main	2	0	Sewer	Public	Dryer Hookup	Elec	No	Guest Qtrs	No	
FR	x		B-Upper	0	0	Fuel /	Gas, Forced Air	Dryer Hook Up	Gas/Elec	No	Split FirPln	No	
KT	x		B-Blw G	0	0	Heating		Disposal		No	Ceiling Fan	Yes	
BK	x					Cooling	Central Air	Water Soft-Owned		Yes	Skylight	No	
DN	x		Laundry Rm	Main			x	Water Soft-Rented		No	ADA Features	No	
MB	12 x 11	M	AMENITIES			Ceiling-9+, Ceiling Fan(s), Ceilings-Beamed,			Alarm Sys-Sec	No	Fence	Decorative,	
2B	9 x 8	M	Ceilings-Vaulted, Countertops-Solid Surf, Deck Covered, Deck			on Waterfront, Firepit, Natural Woodwork, Open Floor Plan,			Alarm Sys-Rent	No	Golf Course	No	
3B	12 x 8	M						Jet/Grdn Tub	No	Nr Wlkg Trails	No		
4B	x		Garage	/		/	x	/		Pool	No	Garage Y/N	No
5B	x		Outbuilding	Shed		16 x 14		Pool Type		Garage Dr Opnr:	No		
RR	x		Outbuilding			x		Off Street Pk					
LF	x		Assn Dues			Not Applicable		SALE INCLUDES Dishwasher, Microwave, Refrigerator, Window					
EX	x		Other Fees	\$89.00		Monthly		Treatments, Range-Gas, Water Heater Gas, Water Softener-Owned					
WtrType													
Restrictions													
Water Features	Water Access		Lake	Wtr Name	Bruce								
	Lake	Wtr Frtg	50.00	Channel Frtg	0.00								
		Pier/Dock		Lake Type	NOSKI								
Virtual Tours:	Branded Virtual Tour		Unbranded Virtual Tour										
Auction No	Auction Reserve Price \$	Auction Date	Auction Time										
Auctioneer Name	Auctioneer License #												
Financing: Proposed	Cash, Conventional		Exemptions	No Exemptions									
Annual Taxes	\$2,060.72	Is Owner/Seller a Real Estate Licensee	No	Possession	AC								
List Office	RE/MAX OAK CREST -CULVER - Office: 574-842-3000												

Pending Date 5/21/2018 **Closing Date** 5/30/2018 **Selling Price** \$215,000 **How Sold** Conventional **CDOM** 35 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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