

**ALL FIELDS CUSTOMIZABLE**



**MLS #** 201644741  
**Class** RESIDENTIAL  
**Property SubType** Site-Built Home  
**Area** St. Joseph County  
**Listing Price** \$177,000  
**Address** 1533 TALL GRASS PRAIRIE  
**Unit #**  
**City** Mishawaka  
**State** IN  
**Zip** 46544  
**Status** Sold  
**Sale/Rent** For Sale  
**IDX Include** Y  
**Investment Property Y/N**



**GENERAL**

<b>REO Y/N</b>	No	<b>Short Sale Y/N</b>	No
<b>Original MLS #</b>		<b>Association ID</b>	North Central IN Assoc. of Realtors
<b>Zip Code</b>	46544	<b>Zip + 4</b>	
<b>Parcel# ID</b>	71-09-23-301-162.000-022	<b>Parcel ID 2</b>	
<b>State ID</b>		<b>Platted Y/N</b>	Yes
<b>Style</b>	One Story	<b>Township</b>	Penn
<b>Grid</b>		<b>Special Listing Cond.</b>	None
<b>Planned Unit Dev. Y/N</b>	No	<b>Subdivision</b>	
<b>Cross Street</b>		<b>Inside City Limits</b>	
<b>Auction Y/N</b>	No	<b>Auction Reserve Price \$</b>	
<b>Auction Date</b>		<b>Auction Time</b>	
<b>Auctioneer Name</b>		<b>Auctioneer License #</b>	
<b>Auction Comments</b>		<b>Publish to Internet</b>	Yes
<b>Show Addr to Public</b>	Yes	<b>Show Comments on Internet</b>	Yes
<b>Allow AVM on Internet</b>	No	<b>Buyer Broker Compensation</b>	2.4%
<b>Variable Rate Y/N</b>	No	<b>Listing Date</b>	9/25/2016
<b>Expiration Date</b>	9/30/2017	<b>Contract Type</b>	Exclusive Right to Sell
<b>School District</b>	Penn-Harris-Madison School Corp.	<b>Elementary</b>	Elm
<b>Middle School</b>	Grissom	<b>High School</b>	Penn
<b>Additional MLS Numbers</b>		<b>Section Number</b>	
<b>Lot Number</b>		<b>Zoning</b>	
<b>Zoning Description</b>		<b>Lot Dimensions</b>	80x125x10x110x49
<b>Approx. Lot Size Acres</b>	0.2000	<b>Approx. Lot Size SqFt</b>	8,712
<b>Price per Acre</b>	\$885,000.00	<b>Square Footage Source</b>	
<b>Above Grade Finished SqFt</b>	1,097	<b>Above Grade Unfin. SqFt</b>	0
<b>Below Grade Finished SqFt</b>	0	<b>Below Grade Unfin. SqFt</b>	1,097
<b>Total Below Grade SqFt</b>	1,097	<b>Main Level SqFt</b>	
<b>Upper Level SqFt</b>		<b>Total Finished SqFt</b>	1,097
<b>Total SqFt</b>	2,194	<b>Age</b>	1
<b>Year Built</b>	2016	<b>Improvments in Last 5 Yrs</b>	
<b>Basement Y/N</b>	Yes	<b>New Construction</b>	Spec
<b>Date Completed</b>	TBD	<b>Water Utility</b>	City
<b>Well Type</b>		<b>Well Size</b>	
<b>Sewer</b>	City	<b>Legal Description</b>	Lot 209 Ridgemont Crossing Sec 3 Final PUD NP #2748 6-1-07
<b>Legal Description 2</b>		<b># Above Grade Bedrooms</b>	4
<b># Below Grade Bedrooms</b>	0	<b>Total # Rms Below Grd</b>	2
<b>Total # Bedrooms</b>	4	<b>Total # Full Baths</b>	2
<b>Total # Half Baths</b>	0	<b>Total Baths</b>	2
<b># Total Rooms</b>	10	<b>Living/Great Rm Length</b>	
<b>Living/Great Rm Width</b>		<b>Living/Great Rm Level</b>	
<b>Dining Rm Length</b>		<b>Dining Rm Width</b>	
<b>Dining Rm Level</b>		<b>Family Rm Length</b>	
<b>Family Rm Width</b>		<b>Family Rm Level</b>	
<b>Kitchen Length</b>		<b>Kitchen Width</b>	

Presented by: Terry Van Duyne / RE/MAX OAK CREST -CULVER

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**GENERAL**

<b>Kitchen Level</b>		<b>Breakfast Rm Length</b>	
<b>Breakfast Rm Width</b>		<b>Breakfast Rm Level</b>	
<b>Den Length</b>		<b>Den Width</b>	
<b>Den Level</b>		<b>1st Bdrm Length</b>	12
<b>1st Bdrm Width</b>	11	<b>1st Bdrm Level</b>	Main
<b>2nd Bdrm Length</b>	12	<b>2nd Bdrm Width</b>	10
<b>2nd Bdrm Level</b>	Main	<b>3rd Bdrm Length</b>	12
<b>3rd Bdrm Width</b>	11	<b>3rd Bdrm Level</b>	Main
<b>4th Bdrm Length</b>	12	<b>4th Bdrm Width</b>	11
<b>4th Bdrm Level</b>	Main	<b>5th Bdrm Length</b>	
<b>5th Bdrm Width</b>		<b>5th Bdrm Level</b>	
<b>Rec Rm Length</b>		<b>Rec Rm Width</b>	
<b>Rec Rm Level</b>		<b>Loft Length</b>	
<b>Loft Width</b>		<b>Loft Level</b>	
<b>Extra Rm Desc.</b>		<b>Extra Rm Length</b>	
<b>Extra Rm Width</b>		<b>Extra Rm Level</b>	
<b>Laundry Room Length</b>		<b>Laundry Room Width</b>	
<b>Laundry Level</b>	Main	<b>Other Room 1 Desc</b>	
<b>Other Room 1 Length</b>		<b>Other Room 1 Width</b>	
<b>Other Room 1 Level</b>		<b>Other Room 2 Desc</b>	
<b>Other Room 2 Length</b>		<b>Other Room 2 Width</b>	
<b>Other Room 2 Level</b>		<b>Other Room 3 Desc</b>	
<b>Other Room 3 Length</b>		<b>Other Room 3 Width</b>	
<b>Other Room 3 Level</b>		<b># Full Baths Main</b>	2
<b># Half Baths Main</b>	0	<b># Full Baths Upper</b>	0
<b># Half Baths Upper</b>	0	<b># Full Baths Below Grade</b>	0
<b># Half Baths Below Grade</b>	0	<b># Below Grade Baths</b>	0
<b>Pool Y/N</b>	No	<b>Pool Type</b>	
<b>Off Street Parking Y/N</b>		<b>Fireplace Y/N</b>	No
<b># of Fireplaces</b>		<b>Garage Y/N</b>	Yes
<b>Garage/# of Cars</b>	2.0	<b>Garage Type</b>	Attached
<b>Garage SqFt</b>	420.00	<b>Garage Length</b>	21
<b>Garage Width</b>	20	<b>Outbuilding 1</b>	None
<b>Outbuilding 1 Length</b>		<b>Outbuilding 1 Width</b>	
<b>Outbuilding 1 SqFt</b>		<b>Outbuilding 2</b>	
<b>Outbuilding 2 Length</b>		<b>Outbuilding 2 Width</b>	
<b>Outbuilding 2 SqFt</b>		<b>Road Surface</b>	
<b>Road Access</b>		<b>Waterfront Y/N</b>	No
<b>Water Type</b>		<b>Water Access</b>	
<b>Water Frontage</b>		<b>Channel Frontage</b>	
<b>Water Name</b>		<b>Occupancy Comments</b>	
<b>Owner Name</b>		<b>Showing Instructions</b>	Use Showing Time.
<b>Sched. Shwng by Email Y/N</b>		<b>Email Address</b>	
<b>Lockbox Type</b>	None	<b>Lockbox Location</b>	None
<b>Excluded Party</b>	None	<b>Off Market Date</b>	5/5/2017
<b>Associated Document Count</b>	0	<b>Agent Hit Count</b>	315
<b>Client Hit Count</b>	188	<b>Cumulative DOM</b>	222
<b>Branded Virtual Tour</b>	Branded Virtual Tour	<b>Unbranded Virtual Tour</b>	Unbranded Virtual Tour
<b>Mapping</b>		<b>Tax ID</b>	
<b>Update Date</b>	6/16/2017	<b>Status Date</b>	6/16/2017
<b>HotSheet Date</b>	6/16/2017	<b>Price Date</b>	4/19/2017
<b>Input Date</b>	9/26/2016 7:40 PM	<b>General Date</b>	5/5/2017
<b>Original Price</b>	\$153,900		

**FEATURES**

<b>BASEMENT/FOUNDATION</b>	<b>HEATING/FUEL</b>	<b>COOLING</b>	<b>EXTERIOR</b>
Full Basement	Gas	Central Air	Vinyl
<b>BASEMENT MATERIAL</b>		<b>LOT DESCRIPTION</b>	
Poured Concrete		Level	

**FINANCIAL**

<b>Annual Taxes</b>	\$2.24	<b>Year Taxes Payable</b>	2016
<b>Assessed Value \$</b>		<b>Owner RE License Y/N</b>	No

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**FINANCIAL**

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<b>Agent/Owner Related Y/N</b> No	<b>Possession</b> Negotiable
<b>Assoc. Dues Frequency</b> Not Applicable	<b>Association Dues \$</b>
<b>Assoc. Restrictions Y/N</b>	<b>Other Fees Frequency</b>
<b>Other Fees \$</b>	<b>Other Fee Description</b>

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**SOLD STATUS**

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<b>How Sold</b> Conventional	<b>Selling Price</b> \$177,000
<b>Closing Date</b> 6/16/2017	<b>Pending Date</b> 5/5/2017
<b>Type of Sale</b> Traditional	<b>Total Concessions Paid</b> \$3,500.00
<b>NonMLS Sales Agent</b>	<b>NonMLS Sales Office</b>
<b>SP/LP%</b> 100.00	<b>Sold/Concession Remarks</b>
<b>Sold Info: Place of Fin.</b>	

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**MARKETING REMARKS**

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**Remarks** Spec Home to be constructed. This is an amazing opportunity. New construction, ready for your paint colors and final touches. House will include 4 bed & 3 full bath, Full basement will be finished, large living room with eat in kitchen.

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**AGENT REMARKS**

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**Agent Remarks** Buyers to verify schools. Taxes are based on empty lot, buyer to verify after house is built. Basement could be finished during building if buyer is willing to assume extra cost.

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**PRIVATE REMARKS**

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**Private Remarks**

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**DIRECTIONS TO PROPERTY**

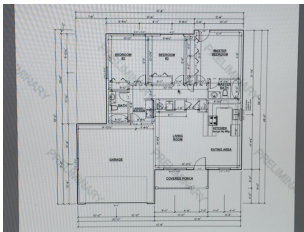
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**Directions to Property** North on Fir Road, Turn East on Gauley River Dr, North on Bandelier then East

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**ADDITIONAL PICTURES**

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**DISCLAIMER**

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