

Property Type RESIDENTIAL Status Sold CDOM 69 DOM 69 Auction No  
 MLS # 201715595 17028 State Road 110 Culver IN 46511 Status Sold LP \$385,000



Area Marshall County Parcel ID 50-21-34-000-170.000-013 Type Site-Built Home  
 Sub Cross Street Bedrms 3 F Baths 2 H Baths 2  
 Location Style One Story REO No Short Sale No  
 School District CULV Elem Culver JrH Culver SrH Culver  
 Legal Description ACREAGE: 6.90 AUDITOR DESC: SE1/4:BEG SE COR SE1/4 S 90D W 490' LEGAL DESC:  
 Directions From downtown Culver, take Jefferson west and turn south on Hwy 117. Take Hwy 117 to State Rd. 110 and turn east. Watch for sign. Property is right before the Mystic Hills Golf Course.

**Remarks** ATTENTION GOLFERS and those looking for tranquility... you have found it in this 3 bedroom, 4 bath home located on 6.9 acres of beautiful ground, on top of a hill with views of the golf course and wooded area. Ranch home with full basement is private but minutes from town. Hardwood floors in open concept kitchen and dining area, with a patio off the dining area. Add a back porch on the concrete slab/patio; siding for porch is available with the purchase. Enjoy the serenity of your country setting by the fire pit. Kitchen has a breakfast bar and includes all appliances. Living room, with views of the golf course, was recently updated with carpet. Large master bedroom with attached bath and large walk-in closet. Enjoy the fun downstairs with a family room area and gas fireplace, along with plenty of space for game tables. Majority of downstairs has been finished. Furnace/central air is 2 years old. Stairway leads from laundry room area to attached, 2+ car garage. Additional garage door to park your lawn equipment, golf cart, etc. Make an appointment to see this lovely property today!

**Agent Remarks** Seller is offering \$5000 flooring allowance

Sec	Lot	Zoning	Lot Ac/SF/Dim	6.9000 / 300,564 / 6.9 acres	Src N	Lot Des	Partially Wooded				
Township	Union	Abv Gd Fin SqFt	1,848	Below Gd Fin SqFt	1,120	Ttl Below Gd SqFt	1,848	Ttl Fin SqFt	2,968	Year Built	1996
Age	21	New No	Date Complete	Ext Vinyl	Fndtn	Finished	# Rooms	7			
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material					
DIM	L	B-Main	2	1	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes	
LR	x	B-Upper	0	0	Fuel	Propane, Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No	
DR	x	B-Blw G	0	1	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No	
FR	x				Cooling	Central Air	Disposal	No	Ceiling Fan	No	
KT	x	Laundry Rm		Basement	x		Water Soft-Owned	No	Skylight	No	
BK	x						Water Soft-Rented	No	ADA Features	No	
DN	x						Alarm Sys-Sec	No	Fence		
MB	18 x 15	M					Alarm Sys-Rent	No	Golf Course	No	
2B	13 x 14	M	Garage	2.0 / Attached	/ 36	x 29 / 1,044.00	Garden Tub	No	Nr Wlkg Trails	No	
3B	10 x 12	M	Outbuilding	Shed	10 x 14		Jet Tub	No	Garage Y/N	Yes	
4B	x		Outbuilding		x		Pool	No	Off Street Pk		
5B	x		Assn Dues		Not Applicable		Pool Type				
RR	x		Other Fees				FIREPLACE	Family Rm			
LF	x		Restrictions								
EX	x		Water Access		Wtr Name						
WtrType			Wtr Frtg		Channel Frtg						

**Water Features**

Auction No Auctioneer Name Auctioneer License #  
 Owner Name Kitchell  
 Financing: Existing Proposed Excluded Party None  
 Annual Taxes \$964.56 Exemptions Homestead, Supplemental Year Taxes Payable 2017 Assessed Value  
 Is Owner/Seller a Real Estate Licensee No Possession TBD  
 List Office RE/MAX OAK CREST -CULVER - Office: 574-842-3000 List Agent JENNIFER LUTTRELL - 574-250-3852  
 Agent E-mail justmovingin@gmail.com List Agent - User Code NC39902621862II  
 Co-List Office Co-List Agent

**Showing Instr**

List Date 4/14/2017 Exp Date 11/30/2017 Publish to Internet Yes Show Addr to Public Yes Allow AVM No Show Comments Yes  
 IDX Include Y Contract Type Exclusive Right to Sell Buyer Broker Comp. 3% Vari.Rate Yes Special List Cond. None  
 Virtual Tours: Unbranded Virtual Tour Lockbox Type EISU Lockbox Location Front Door Type of Sale Traditional  
 Pending Date 6/22/2017 Closing Date 6/30/2017 Selling Price \$380,000 How Sold Cash CDOM 69  
 Ttl Concessions Paid \$0.00 Sold/Concession Remarks

Sell Off COLLINS and CO. Sell Agent Wade McGee Co-Sell Off Co-Sell Agent  
 Presented by: JENNIFER LUTTRELL / RE/MAX OAK CREST -CULVER  
 Information is deemed reliable but not guaranteed.