

Property Type RESIDENTIAL	Status Sold	Auction No
MLS # 201818375	17442 16th Road	Culver IN 46511
Area Marshall County	Parcel ID 50-21-03-000-023.000-013	Status Sold
Sub None	Cross Street	LP \$199,999
Location Rural	Style Two Story	Bedrms 4 F Baths 4 H Baths 0
School District CULV Elem	Culver JrH Culver	SrH Culver
Legal Description BEG S LN SEC SW COR SE TH N 683.9' EX		
Directions From Culver: Go north on SR 17 to 16th Rd. Turn east and follow for about a mile to home on north side of road. Watch for sign.		



Remarks Over 9 acres of wooded bliss! This country home is ready for the next generation to make it their own. Quaint kitchen has lots of counter space with a dining area in front of sliding glass doors that lead to the deck. A formal dining room, off the kitchen, with a bay window offering beautiful views of the mature landscaping. Observe the tranquil nature of your backyard from your deck, also great for grilling out. Inviting, 3-season front porch, large living room with bay window and pocket door to a den. Three ample bedrooms and a master suite. Nice family room with built-in shelves and buffet plus a gas stove with exposed brick in the walkout basement. Carport keeps a couple of vehicles dry with 2 other outbuildings, a storage shed and a dog kennel. Lots of potential in this serene setting. Explore the hiking trails through your wooded acreage with a small stream for attracting wildlife. Don't miss the blooming dogwoods in the spring. Good price for a solid home with room to expand. A \$7000 flooring allowance with acceptable offer.

Sec	Lot	Zoning	Lot Ac/SF/Dim 9.2200 / 401,623 9.22 acres	Src N	Lot Des 6-9.999, Wooded
Township Union	Abv Gd Fin SqFt 2,444	Below Gd Fin SqFt 440	Ttl Below Gd SqFt 1,054	Ttl Fin SqFt 2,884	Year Built 1970
Age 48 NewNo	Date Complete	Ext Brick, Cedar	Fndtn Partial Basement, Walk-Out Basement, Partially	# Rooms 12	
Room Dimensions					
DIM	L	Baths	Full	Half	Water WELL
LR x		B-Main	1	0	Sewer Septic
DR x		B-Upper	2	0	Fuel / Gas, Forced Air
FR x		B-Blw G	1	0	Heating
KT x		Cooling			Central Air
BK x		Laundry Rm	Basement	x	Water Soft-Owned Yes
DN x		AMENITIES	Generator-Whole House		Water Soft-Rented No
MB 15 x 14	U				Alarm Sys-Sec No
2B 11 x 13	U				Alarm Sys-Rent No
3B 11 x 12	U				Jet/Grdn Tub No
4B 9 x 8	U	Garage 2.0 / Carport / 20 x 20 / 400.00			Pool No
5B x		Outbuilding Shed 14 x 16			Pool Type
RR x		Outbuilding Shed 8 x 10 80			Off Street Pk
LF x		Assn Dues Not Applicable			SALE INCLUDES Washer, Water Softener-Owned
EX x		Other Fees			FIREPLACE Family Rm, Gas Log, Basement
WtrType	Restrictions	Water Access	Wtr Name	Channel Frtg	Lake Type
Water Features	Water Access	Wtr Frtg	Channel Frtg	Lake Type	
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 Homestead, Supplemental	Year Taxes Payable 2018		
Annual Taxes \$948.16	Is Owner/Seller a Real Estate Licensee No	Possession TBD			
List Office RE/MAX OAK CREST -CULVER - Office: 574-842-3000					

Pending Date 8/8/2018 **Closing Date** 8/29/2018 **Selling Price** \$185,000 **How Sold** FHA **CDOM** 94 Yes

Ttl Concessions Paid \$0.00 **Sold/Concession Remarks** Presented by: Terry Van Duyne - Off: 574-933-4915 / RE/MAX OAK CREST -CULVER - Office: 574-842-3000

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