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|--------------------------|---|---------------------|--------------------------|-------------------|--|
| Property Type | RESIDENTIAL | Status | Sold | Auction No | |
| MLS # | 201851604 | 20457 Sycamore Road | Culver | IN 46511 | Status Sold LP \$289,900 |
| Area | Marshall County | Parcel ID | 50-21-33-000-010.002-013 | | |
| Sub | None | Cross Street | | Bedrms | 3 F Baths 2 H Baths 0 |
| Location | Rural | Style | One and Half Story | | |
| School District | CULV Elem | Culver | JrH | Culver | SrH Culver |
| Legal Description | LOT 2 THE SHIRE SUBDIVISION | | | | |
| Directions | From downtown Culver, head south on Main St, take curve around cemetery, to West Shore Dr. Follow West Shore Dr, and turn left onto South Shore Dr. At end of the road, take curve to the right, and stay straight on Sycamore Rd. Watch for signs. | | | | |



Remarks Country charm in Culver on 6 acres! Just a short walk south of Lake Maxinkuckee and close by Mystic Hills golf course, this unique hobby farm awaits horse lovers with 2 acres of fenced pasture and two stalls in the barn with a large sheltered overhang. Numerous mature trees, rare hybrid chestnut trees and heirloom fruit trees all contribute to the park-like setting. The barn features a charming 36 x 24 insulated space built from an 1870's bank barn that once stood on the property. The rustic hideout features a workshop, wood stove and bar/game area, for entertaining. The barn has separate spaces for equipment and hay storage, as well. With undeveloped land on three sides, enjoy wide-open sunrise and sunset views as you spend time on your farm with your family and critters! Inside the house, you'll find a spacious living area with central air and a pellet stove for efficiency, a good-sized eat-in kitchen, main floor laundry, main floor en suite master bedroom and a den/library with built-in shelving that would make the perfect home office. Upstairs are two spacious bedrooms. A detached two-car garage near the house offers plenty of additional storage. Don't miss this opportunity to own the hobby farm you've been dreaming of – schedule your showing today!

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|------------------------|------------|------------------------|---|---|-------------|--------------------------|-------------------|-------------------------------|---|------------------------|----------------|
| Sec | Lot | Zoning | Lot Ac/SF/Dim | 6.0000 / 261,360 | 403.8 x 645 | Src N | Lot Des | Corner, Pasture | | | |
| Township | Union | Abv Gd Fin SqFt | 1,836 | Below Gd Fin SqFt | 0 | Ttl Below Gd SqFt | 560 | Ttl Fin SqFt | 1,836 | Year Built | 1870 |
| Age | 149 NewNo | Date Complete | | Ext | Vinyl | Fndtn | Michigan Basement | # Rooms | 7 | | |
| Room Dimensions | | | | | | | | | | | |
| | DIM | L | Baths | Full | Half | Water | WELL | Dryer Hookup Gas | No | Fireplace | Yes |
| LR | x | M | B-Main | 2 | 0 | Sewer | Private | Dryer Hookup Elec | No | Guest Qtrs | No |
| DR | x | | B-Upper | 0 | 0 | Fuel / | Gas, Forced Air | Dryer Hook Up Gas/Elec | No | Split FirPln | No |
| FR | x | | B-Blw G | 0 | 0 | Heating | | Disposal | No | Ceiling Fan | No |
| KT | x | M | | | | Cooling | Central Air | Water Soft-Owned | Yes | Skylight | No |
| BK | x | | Laundry Rm | Main | | | x | Water Soft-Rented | No | ADA Features | No |
| DN | x | M | AMENITIES | 1st Bdrm En Suite, Eat-In Kitchen, Firepit, Porch | | | | Alarm Sys-Sec | No | Fence | Electric, Full |
| MB | 14 x 10 | M | Enclosed, Main Floor Laundry, Sump Pump, Garage Utilities | | | | | Alarm Sys-Rent | No | Golf Course | No |
| 2B | 14 x 11 | U | | | | | | Jet/Grdn Tub | No | Nr Wlkg Trails | No |
| 3B | 15 x 12 | U | | | | | | Pool | No | Garage Y/N | Yes |
| 4B | x | | Garage | 2.0 | / Detached | / | 24 x 24 / 576.00 | Pool Type | | Garage Dr Opnr: | No |
| 5B | x | | Outbuilding | None | | | 60 x 48 | Off Street Pk | | | |
| RR | x | | Outbuilding | | | | x | SALE INCLUDES | Refrigerator, Window Treatments, Cooktop-Gas, Oven-Built-In, Oven-Gas, Sump Pump, Water Heater Gas, Water Softener-Owned, Window Treatment-Blinds | | |
| LF | x | | Assn Dues | | | | Not Applicable | FIREPLACE | Living/Great Rm, Wood Burning Stove | | |
| EX | x | | Other Fees | | | | | | | | |
| WtrType | | | Restrictions | | | | | | | | |
| Water Features | | | Water Access | | | Wtr Name | | | | | |
| | | | Wtr Frtg | | | Channel Frtg | | | | | |
| | | | | | | Lake Type | | | | | |

Virtual Tours: Unbranded Virtual Tour

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|----------------------------|---|---------------------------------|------------|---|----------|---------------------------|------|
| Auction No | | Auction Reserve Price \$ | | Auction Date | | Auction Time | |
| Auctioneer Name | | Auctioneer License # | | Exemptions | Mortgage | Year Taxes Payable | 2018 |
| Financing: Proposed | | Annual Taxes | \$1,214.96 | Is Owner/Seller a Real Estate Licensee | No | Possession | TBD |
| List Office | Listing Leaders-Culver - office: 574-842-4663 | | | | | | |

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|-----------------------------|--|--------------------------------|-----------|----------------------|-----------|-----------------|--------------|-------------|-----|-----|
| Pending Date | 4/24/2019 | Closing Date | 4/29/2019 | Selling Price | \$260,000 | How Sold | Conventional | CDOM | 152 | Yes |
| Ttl Concessions Paid | \$0.00 | Sold/Concession Remarks | | | | | | | | |
| | Presented by: Jennifer Luttrell / Listing Leaders-Culver | | | | | | | | | |

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