


Agent Detail with Addl Pics Report

Listings as of 12/03/18 at 11:29am

Contingent - CS 11/25/18		Listing # 440839	9049 Cottage Grove Ave, Highland, IN 46322-2120		Listing Price: \$249,000
		County: Lake	Cross St: Wirth Street		
	Property Type	Residential		Property Subtype	Single Family Detach
	Area	127-Highland		Subdivision	Petit Park Add 03
	Beds	5		Approx Square Feet	2278
	Baths	3			
	Year Built	1965		Lot Sq Ft (approx)	9720 ((Assessor))
	APN/Key #	450727104033000026		Lot Acres (approx)	0.2231
	Occupant	Owner		Phone to Show	219-895-0654
	Owner Name	Brian & Allison Brandenburgh		219-895-0654	
	DOM/CDOM	111/111		Showing Instr. Call owner to show at 219-895-0654.	



Township North

Directions Ridge Road to Cottage Grove Avenue, turn south. On the corner of Cottage Grove Avenue and Wirth Street.

Marketing Remark Step into your family's dream home! This true 5 bedroom, 3 bathroom turn-key house consists of nearly 2,300 square feet of renovated space, with a total of over 3800 square feet. This includes a brand new kitchen, remodeled bathrooms, and refinished hardwood floors. It is settled in a quiet neighborhood directly across the street from Pettit Park, and is within a short walking distance to South Ridge Elementary School. The exterior has plenty of room for entertaining and includes fresh landscaping with perennial flowers blooming from spring through fall. You will appreciate tons of storage space in the 2.5 car garage, which leads directly to the fenced patio and yard, then straight into the tiled mud room. The kitchen boasts all new wood cabinetry, tile backsplash, state of the art appliances, and pull-out garbage and recycling cabinet. Enjoy your meals with plenty of seating for all of your friends and family between the breakfast nook, peninsula stools, and dining room.

Agent-Only Rmrks Call owner to show at 219-895-0654.

Listing Agent	Brian Waters (ID:9112) Work:219-472-4457 Cellular:214-924-0450, FAX: 219-861-1049
Listing Office	Mentor Listing Realty, Inc. (ID:952) Phone: 866-269-1006, FAX: 219-861-1049
Agreement Type	Exclusive Agency
	Listing Date 08/14/18

Commission	2%	Variable Rate	No
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Contingent Date	11/25/18
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Electronic Key Box	No	Send to Homesnap.com	Yes
Send To Zillow Grp	Yes	SqFt source	Seller
Location/Basic Info			
Tax Year	2017	Annual Tax Amount	2024
Assessed Value	204300	Exemption	Yes
Legal Description 1	PETTIT PARK 3RD ADD. TO HIGHLAND L.23 BL.1	Lot Dimensions	72x135
Lot Frontage	72	Lot Depth	135
HOA/POA	No	HOA/POA-Annual Amt.	\$0.00
HOA/POA-Monthly Amt.	\$0.00	Garage # of Cars	2.50
Basement	Yes	Basement Type	Daylight
Crawl	No	Slab	No
Sewer	Yes	Septic	No
Municipal Water	Yes	Well	No
Central Air	Yes	Agent Owned/Interest	No
REO	No	HUD Code Manufacture	No
Earnest Money Dep.	\$1000	Possession	At Closing
Grade School	South Ridge	Junior High School	Highland Middle
High School	Highland High		
Room Sizes & Levels			
Living Room	Yes	Living Room	19x16 Level: Main
Dining Room	Yes	Dining Room	11x11 Level: Main
Kitchen	Yes	Kitchen	17x12 Level: Main
Rec Room	No	Main Bedroom	Yes
Main Bedroom	15x13 Level: Main	2nd Bedroom	Yes
2nd Bedroom	13x11 Level: Main	3rd Bedroom	Yes
3rd Bedroom	10x10 Level: Main	4th Bedroom	Yes
4th Bedroom	18x12 Level: Upper	Addl. Room 1	Yes
Addl. Room 1 Name	5th Bedroom	Addl. Room 1 Size	18x12 Level: Upper
Addl. Room 2	Yes	Addl. Room 2 Name	Other (Mud Room)
Addl. Room 2 Size	10x6 Level: Main	Addl. Room 3	No

12/3/2018

<https://gniarmls.rapmls.com/scripts/mgrqispi.dll>

Addl. Room 4 No
Addl. Room 6 No
Apx. Square Footage
Upper Lvl Fin SF 686
Basement Lvl Fin SF 0
Combined Finished SF 2278
Bathrooms
Upper Full 1
Total Full Baths 3
Design & Amenities
Design 1.5 Sty/Cape Cod
Exterior Brick, Vinyl
Lot Description Corner Lot, Curbs

Flooring Hardwood, Tile

Equipment Cable TV Hookup, Sump Pump
Heat System Forced Air
Possible Financing Cash, Conventional, FHA, VA

Addl. Room 5 No
Total # of Rooms 9

Main Lvl Fin SF 1592
Above Grade Fin SF 2278
UnFinished SF 1592

Main Full 2
Total Baths 3


Garage Description Detached
Exterior Features Fenced Yard, Patio
Interior Features Main Bedroom Bath, Main Floor Bathroom, Main Floor Bedroom
Appliances Dishwasher -Built-In, Gas Range -Portable, Microwave, Refrigerator
Heat Type Natural Gas
Annual Maint Incl None

Presented By: Adrien Chabot / Listing Leaders Phone: 219-741-0366

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U.S. Patent 6,910,045

Agent Detail with Addl Pics Report

Listings as of 12/03/18 at 11:29am

Sold 02/09/18	Listing # 427149	9247 Highland Pl, Highland, IN 46322-2835		Listing Price: \$239,900
	County: Lake	Cross St:		
	Property Type	Residential	Property Subtype	Single Family Detach
	Area	127-Highland	Subdivision	Southtown Estates 4th Add
	Beds	4	Approx Square Feet	2288
	Baths	2		
	Year Built	1960	Lot Sq Ft (approx)	7800 ((Seller))
	APN/Key #	450727155014000026	Lot Acres (approx)	0.1791
	Occupant	Vacant		
	DOM/CDOM	18/18	Showing Instr. Showing Assist or call 219-308-2795	





Township North

Directions From US 41 (Indianapolis Blvd), turn East onto 45th, Take 3rd Left onto Kennedy Ave, Turn Right onto 41st St, Take 3rd Left onto Highland Place. The house will be on the Left.

Marketing Remark Picture yourself in your new HOME in 2018! Custom Designed by Preferred Homes, this 4 bed, 2 bath Ranch with a full finished basement is STUNNING!! Located on an oversized Corner Lot with a Fenced Yard, on a Lovely Quiet Street. The Kitchen is completely NEW with New SOFT CLOSE cabinets, GRANITE countertops, DESIGNER Tile Backsplash, All New STAINLESS STEEL Appliances. Newly Refinished ORIGINAL HARDWOOD Floors and NEW Flooring Throughout Entire Home, Beautiful ALL NEW BATHROOMS with Designer Tile, NEW Windows, NEW Furnace, HUGE FINISHED LAUNDRY ROOM with Ceramic Tile Flooring, Detached 2 Car Garage. Book your showing quickly, because this beauty will be snatched up before you know it!

Listing Agent Sarah R Perez (ID:14235) Primary:219-308-2795
Listing Office Starz Realty, LLC (ID:1493) Phone: 219-306-8911
Agreement Type Excl Right To Sell

Listing Date 01/01/18

Commission 2.5 **Variable Rate** No

Pending Date 01/19/18

Estimated Selling Date

Sold Price 235,000

Selling Date 02/09/18

SP % LP 97.96

Selling Agent Laura Ross (ID: 11089) Phone: 219-741-1330 **Selling Office** RE/MAX Pace Realty (ID: 417) Phone: 219-464-2121

Selling Co-Agent

Selling Co-Office

Financing Conventional

Selling Comments

Sold Information

Short Sale No
Seller Cont. Comment closing costs and prepaids
Key Box Serial # 30438200
SqFt source Seller

Seller Contributions 2500
Electronic Key Box Yes
Send To Zillow Grp Yes

Location/Basic Info

Tax Year 2016
Assessed Value 143700
Legal Description 1 SOUTHTOWN ESTATES 4TH ADD. TO HIGHLAND L.186
Lot Frontage 60
HOA/POA No
HOA/POA-Monthly Amt. \$0.00
Basement Yes
Crawl No
Sewer Yes
Municipal Water Yes
Central Air Yes
REO No

Annual Tax Amount 1313
Exemption Yes
Lot Dimensions 130x60
Lot Depth 130
HOA/POA-Annual Amt. \$0.00
Garage # of Cars 2.00
Basement Type Enclosed
Slab No
Septic No
Well No
Agent Owned/Interest Yes
HUD Code Manufacture No

Earnest Money Dep.	\$2000
School District	Highland
Room Sizes & Levels	
Living Room	Yes
Dining Room	Yes
Kitchen	Yes
Rec Room	Yes
Main Bedroom	Yes
2nd Bedroom	Yes
3rd Bedroom	Yes
4th Bedroom	Yes
Addl. Room 1	Yes
Addl. Room 1 Size	8x16 Level: Basement
Addl. Room 3	No
Addl. Room 5	No
Total # of Rooms	9
Apx. Square Footage	
Main Lvl Fin SF	1144
Above Grade Fin SF	1144
Bathrooms	
Main Full	1
Total Full Baths	1
Total Baths	2
Design & Amenities	
Design	Ranch/1 Sty/Bungalow
Exterior	Vinyl
Lot Description	Corner Lot, Curbs, Paved Street Access, Sidewalks
Flooring	Carpet, Ceramic, Hardwood, Tile
Utilities	On
Gas Company	NIPSCO
Heat Type	Natural Gas
Annual Maint Incl	None

Possession	at closing
Living Room	12x19 Level: Main
Dining Room	8x5 Level: Main
Kitchen	12x16 Level: Main
Rec Room	25x10.50 Level: Basement
Main Bedroom	11x9.50 Level: Main
2nd Bedroom	11x15.50 Level: Main
3rd Bedroom	12x9 Level: Main
4th Bedroom	14.50x18 Level: Basement
Addl. Room 1 Name	Laundry
Addl. Room 2	No
Addl. Room 4	No
Addl. Room 6	No

Basement Lvl Fin SF 1144
Combined Finished SF 2288

Basement 3/4 1
Total 3/4 Baths 1


Garage Description Detached, Garage Door Opener, Off Street Parking
Exterior Features Covered Porch, Fenced Yard
Interior Features Common Rec Room, Finished Laundry Rm, Main Bedroom Bath, Main Floor Bathroom, Main Floor Bedroom
Appliances Dishwasher -Built-In, Gas Range -Portable, Microwave, Refrigerator
Electric Company NIPSCO
Equipment Sump Pump
Heat System Forced Air
Possible Financing Cash, Conventional, FHA, Insured Conventional, VA

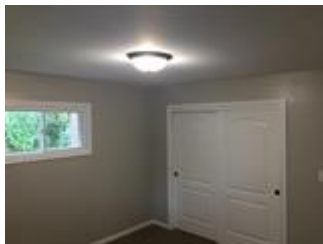
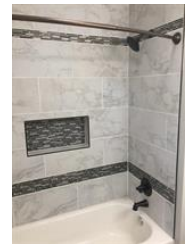
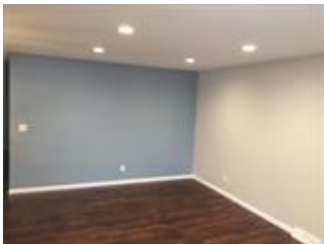
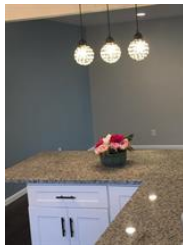
Presented By: Adrien Chabot / Listing Leaders Phone: 219-741-0366

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 U.S. Patent 6,910,045

Agent Detail with Addl Pics Report

Listings as of 12/03/18 at 11:29am

Sold 12/07/17		Listing # 423402		3419 Martha St, Highland, IN 46322-2847		Listing Price: \$234,900			
		County: Lake		Cross St:					
		Property Type		Residential		Property Subtype		Single Family Detach	
		Area		127-Highland		Subdivision		Southtown Estates 2nd Add	
		Beds		4		Approx Square Feet		2166	
		Baths		2					
		Year Built		1959		Lot Sq Ft (approx)		9000 ((Seller))	
		APN/Key #		450727179004000026		Lot Acres (approx)		0.2066	
		Occupant		Vacant					
		DOM/CDOM		11/11		Showing Instr.		Please call agent	





Township North

Directions From Indianapolis Blvd, Head east onto 45th Ave. Take 3rd Left onto Kennedy Ave. Turn Right onto 41st St. Turn Left onto Grace St. Take 1st Right onto Martha St.

Marketing Remark Location, Location, Location!!! This custom designed 4 bed 2 bath home by Preferred Homes LLC is beautifully done and in a great area! Within walking distance to local schools. Open concept kitchen has GRANITE countertops with and overhang for an eat-in bar that seats 4! All NEW Stainless Steel Appliances. NEW higher end Soft-Close Cabinets. Designer Glass Tile Backsplash. NEW flooring throughout. TONS of storage and closet space!!! Beautiful ceramic tile in both bathrooms. ALL NEW WINDOWS. Family area in lower level with bonus nook. Whole house fan. Detached 2 car garage. Lovely private backyard. This beauty won't last long!!!

Listing Agent Sarah R Perez (ID:14235) Primary:219-308-2795
Listing Office Starz Realty, LLC (ID:1493) Phone: 219-306-8911
Agreement Type Excl Right To Sell

Listing Date 10/04/17

Commission 2.5 **Variable Rate** No

Pending Date 11/09/17

Estimated Selling Date

Sold Price 234,900

Selling Date 12/07/17
SP % LP 100.00

Selling Agent Anil Bhalla (ID: 13893) Phone: 216-375-7533 **Selling Office** Weichert, Realtors - Wold Group (ID: 970) Phone: 219-864-8440

Selling Co-Agent **Selling Co-Office**
Financing Conventional **Selling Comments**

Sold Information

Short Sale No **Seller Contributions** 5500
Seller Cont. Comments Seller contributions toward buyer's closing costs and pre-paid

Electronic Key Box No

Key Box Serial # 32415404
SqFt source Seller

Send To Zillow Grp Yes

Location/Basic Info

Tax Year 2016
Assessed Value 138100
Legal Description 1 SOUTHTOWN ESTATES 2ND ADD. L.72
Lot Frontage 60
HOA/POA No
HOA/POA-Monthly Amt. \$0.00
Basement Yes
Crawl No
Sewer Yes
Municipal Water Yes
Central Air Yes
REO No
Earnest Money Dep. \$1500
School District Highland

Annual Tax Amount 3119
Exemption No
Lot Dimensions 60x150
Lot Depth 150
HOA/POA-Annual Amt. \$0.00
Garage # of Cars 2.00
Basement Type Enclosed
Slab No
Septic No
Well No
Agent Owned/Interest Yes
HUD Code Manufacture No
Possession at closing

Room Sizes & Levels

Living Room Yes
Dining Room No
Kitchen 12.50x12.50 Level: Main
Rec Room 26.50x19 Level: Basement
Main Bedroom 12x12 Level: Main
2nd Bedroom 12x10 Level: Main
3rd Bedroom 10x9 Level: Main
4th Bedroom 12.50x12.50 Level: Basement
Addl. Room 2 No

Living Room 18x15 Level: Main
Kitchen Yes
Rec Room Yes
Main Bedroom Yes
2nd Bedroom Yes
3rd Bedroom Yes
4th Bedroom Yes
Addl. Room 1 No
Addl. Room 3 No

Addl. Room 4	No	Addl. Room 5	No
Addl. Room 6	No	Total # of Rooms	7
Apx. Square Footage		Basement Lvl Fin SF	1050
Main Lvl Fin SF	1116	Combined Finished SF	2166
Above Grade Fin SF	1116		
UnFinished SF	66		
Bathrooms		Basement Full	1
Upper Full	1	Total Baths	2
Total Full Baths	2		
Design & Amenities		Garage Description	Detached, Garage Door Opener, Off Street Parking
Design	Ranch/1 Sty/Bungalow	Exterior Features	Covered Porch
Exterior	Vinyl	Interior Features	Common Rec Room, Main Floor Bathroom, Main Floor Bedroom
Lot Description	Curbs, Paved Street Access, Sidewalks	Appliances	Dishwasher -Portable, Gas Range -Portable, Microwave, Refrigerator
Flooring	Carpet, Ceramic, Pergo Style	Heat Type	Natural Gas
Equipment	Sump Pump, Whole House Fan	Annual Maint Incl	None
Heat System	Forced Air		
Possible Financing	Cash, Conventional, FHA, Insured Conventional, VA		

Presented By: Adrien Chabot / Listing Leaders Phone: 219-741-0366

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