


# Agent Detail with Addl Pics Report

Listings as of 01/08/19 at 9:20pm

<b>Sold 11/13/18</b>	<b>Listing # 440282</b>	<b>3409 Martha St, Highland, IN 46322-2847</b>		<b>Listing Price: \$229,000</b>
	<b>County: Lake</b>	<b>Cross St:</b>		
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family Detach
	<b>Area</b>	127-Highland	<b>Subdivision</b>	Southtown Estates Add 02
	<b>Beds</b>	4	<b>Approx Square Feet</b>	1950
	<b>Baths</b>	2		
	<b>Year Built</b>	1969	<b>Lot Sq Ft (approx)</b>	10500 ((Assessor))
	<b>APN/Key #</b>	450727179002000026	<b>Lot Acres (approx)</b>	0.2410
	<b>Occupant</b>	Vacant	<b>Phone to Show</b>	219-746-3839
	<b>DOM/CDOM</b>	66/66	<b>Showing Instr.</b>	Use Showing Assist





#### Township North

**Directions** Ridge Road to Grace south to Martha east to home. Home will be on the north side of the street.

**Marketing Remark** COMPLETELY UPDATED and easy walking distance from the historic the local Elementary, Middle and Highschools! Well sized tri-level in the beautiful area will be sure to check off all of your wants in your next home. Nearby access to the expressways for 40-45 minute commute to downtown Chicago. Just up the street find all your local conveniences. Plenty of recreation with all that the Town of Highland can provide, A short drive from the downtown area which includes local shoppes and plenty of dining. Also only five minutes from the Highland Grove shopping center for your added convenience. Call to schedule your showing today!

**Agent-Only Rmrks** All dimension are approximate, buyer to verify - Questions please contact J. Evan Devine 219-746-3839 Title ordered thru Fidelity Title.

**Listing Agent** Chris Mihajlovich (ID:13293) Cellular:708-609-7189, FAX: 219-365-8205  
**Listing Office** Rossi and Taylor Realty Group, LLC (ID:1231) Phone: 219-365-8000, FAX: 219-365-8205  
**Listing Co-Agent** J. Evan Devine (ID:13418) Primary:219-746-3839  
**Listing Co-Office** Rossi and Taylor Realty Group, LLC (ID:1231) Phone: 219-365-8000, FAX: 219-365-8205  
**Agreement Type** Excl Right To Sell **Listing Date** 08/06/18

**Commission** 2.5 **Variable Rate** No

**Pending Date** 10/11/18 **Estimated Selling Date**

**Sold Price** 224,000 **Selling Date** 11/13/18  
**SP % LP** 97.82

**Selling Agent** Jim Frye (ID: 12110) Phone: 219-512-5684 **Selling Office** RE/MAX RESULTS (ID: 1102) Phone: 219-865-0777

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

#### Sold Information

**Short Sale** No  
**Seller Cont. Comment** NA  
**Key Box Serial #** 1515688  
**SqFt source** Assessor

#### Location/Basic Info

**Tax Year** 2017  
**Exemption** No  
**Lot Dimensions** 70x150  
**Lot Depth** 150  
**HOA/POA-Annual Amt.** \$0.00  
**Garage # of Cars** 2.50  
**Basement** No  
**Slab** No  
**Septic** No  
**Well** No  
**Agent Owned/Interest** No  
**HUD Code Manufacture** No

**Seller Contributions** 3500  
**Electronic Key Box** Yes  
**Send To Zillow Grp** Yes

**Annual Tax Amount** 4239 (Not reflecting any exemptions)  
**Legal Description 1** SOUTHTOWN ESTATES 2ND ADD. L.74  
**Lot Frontage** 70  
**HOA/POA** No  
**HOA/POA-Monthly Amt.** \$0.00  
**Total # Fireplaces** 1  
**Crawl** Yes  
**Sewer** Yes  
**Municipal Water** Yes  
**Central Air** Yes  
**REO** No  
**Earnest Money Dep.** \$2000

<b>Possession</b>	At Funding		
<b>Room Sizes &amp; Levels</b>			
<b>Living Room</b>	Yes	<b>Living Room</b>	17x14 Level: Main (Agent Measured- Buyer to verify)
<b>Dining Room</b>	Yes	<b>Dining Room</b>	11x10 Level: Main (Agent Measured- Buyer to verify)
<b>Kitchen</b>	Yes	<b>Kitchen</b>	12x12 Level: Main (Agent Measured- Buyer to verify)
<b>Rec Room</b>	Yes	<b>Rec Room</b>	20x11 Level: Lower (Agent Measured- Buyer to verify)
<b>Main Bedroom</b>	Yes	<b>Main Bedroom</b>	12x14 Level: Upper (Agent Measured- Buyer to verify)
<b>2nd Bedroom</b>	Yes	<b>2nd Bedroom</b>	12x11 Level: Upper (Agent Measured- Buyer to verify)
<b>3rd Bedroom</b>	Yes	<b>3rd Bedroom</b>	12x12 Level: Upper (Agent Measured- Buyer to verify)
<b>4th Bedroom</b>	Yes	<b>4th Bedroom</b>	12x12 Level: Main (Agent Measured- Buyer to verify)
<b>Addl. Room 1</b>	Yes	<b>Addl. Room 1 Name</b>	Other (Four Season Room)
<b>Addl. Room 1 Size</b>	8x10 Level: Main (Agent Measured- Buyer to verify)	<b>Addl. Room 2</b>	No
<b>Addl. Room 3</b>	No	<b>Addl. Room 4</b>	No
<b>Addl. Room 5</b>	No	<b>Addl. Room 6</b>	No
<b>Total # of Rooms</b>	10		
<b>Apx. Square Footage</b>			
<b>Upper Lvl Fin SF</b>	650	<b>Main Lvl Fin SF</b>	650
<b>Lower Lvl Fin SF</b>	650	<b>Basement Lvl Fin SF</b>	0
<b>Above Grade Fin SF</b>	1300	<b>Combined Finished SF</b>	1950
<b>Bathrooms</b>			
<b>Upper Full</b>	1	<b>Lower 3/4</b>	1
<b>Total Full Baths</b>	1	<b>Total 3/4 Baths</b>	1
<b>Total Baths</b>	2		
<b>Design &amp; Amenities</b>			
<b>Design</b>	Tri Level	<b>Garage Description</b>	Detached, Off Street Parking, Side Drive
<b>Exterior</b>	Cedar, Shakes	<b>Exterior Features</b>	Covered Porch, Deck
<b>Lot Description</b>	Curbs, Landscaped, Nearly Level, Paved Street Access, Sidewalks	<b>Interior Features</b>	None, Other
<b>Flooring</b>	Carpet, Ceramic, Tile, Vinyl	<b>Appliances</b>	Dishwasher -Portable, Gas Range -Portable, Microwave, Refrigerator
<b>Utilities</b>	On	<b>Electric Company</b>	NIPSCO
<b>Gas Company</b>	NIPSCO	<b>Equipment</b>	None
<b>Heat Type</b>	Natural Gas	<b>Heat System</b>	Forced Air
<b>Annual Maint Incl</b>	None	<b>Possible Financing</b>	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 01/08/19 at 9:20pm

**Sold 07/02/18**      **Listing # 434109**      9319 4th Pl, Highland, IN 46322-2758      **Listing Price: \$226,000**  
**County: Lake**      **Cross St:**



**Property Type**  
**Area**  
**Beds**  
**Baths**  
**Year Built**  
**APN/Key #**  
**Occupant**  
**Owner Name**  
**DOM/CDOM**

Residential  
 127-Highland  
 3  
 2.50  
 1968  
 450728404006000026  
 Owner  
 Owner Of Record  
 9/9

**Property Subtype**  
**Subdivision**  
**Approx Square Feet**  
  
**Lot Sq Ft (approx)**  
**Lot Acres (approx)**

Single Family Detach  
 Southgate 2nd Add  
 2144  
  
 7500 ((Assessor))  
 0.1722

**Showing Instr.** Accepted Offer - Waiting for EMD



**Township North**

**Directions** Kennedy Ave to 41st Street, east 3 blocks to 4th Place south to house. (across from Highland Middle School)

**Marketing Remark** All Brick Three Bedroom, Two and Three Quarter Bath Ranch Home with Fully Finished Basement on Quiet Cul-de-sac Street in Highland!!! Well Maintained Home Has NEW Windows Throughout, NEW Siding and Gutters, and NEW 50 Gallon Water Tank. Spacious Living Room Leads to the Formal Dining Room, and Light, Bright and Open Kitchen with Stainless Steel Appliances, and White Cabinets. Ceiling Fans in Kitchen, and in Each of the Three Bedrooms. One Full Bathroom, and Powder Room Complete the Main. The Huge, Newly Remodeled Finished Basement has Wide Open Space, Tons of Recessed Lighting, Refreshment Counter with Mini-fridge, and Sink, and a Three Quarter Bathroom. Sellers Added a Second Overhead Door to the 2.5 Car Garage for Convenience, Large Patio Area, Nicely-Sized Fenced Yard, Super Convenient Location - Steps to Highland High School, Close to Elementary and Middle School. Easy Chicago Commute! Don't Miss This Well-Maintained Home in an Awesome Location - Won't Last Long!!!

**Agent-Only Rmrks** To open garage, push button inside coat closet. that will open it. Please remove shoes, or wear shoe covers as there is light carpet throughout. Thank you!

<b>Listing Agent</b>	Candace Taylor (ID:11129) Primary:219-488-9044 Secondary:219-922-2323 x470, FAX: 219-922-2333		
<b>Listing Office</b>	Coldwell Banker Res. Brokerage (ID:230) Phone: 219-922-2323, FAX: 219-922-2333		
<b>Agreement Type</b>	Excl Right To Sell		<b>Listing Date</b> 05/14/18
<b>Commission</b>	2.5	<b>Variable Rate</b>	No
<b>Pending Date</b>	05/23/18		<b>Estimated Selling Date</b>
<b>Sold Price</b> 225,000			<b>Selling Date</b> 07/02/18 <b>SP % LP</b> 99.56
<b>Selling Agent</b> Carol L Dobrzynski (ID: 8469) Phone: 219-808-7846	<b>Selling Office</b> Berkshire Hathaway Home Service Executive Realty (ID: 121) Phone: 219-864-5000		
<b>Selling Co-Agent</b>			<b>Selling Co-Office</b>
<b>Financing</b> Conventional			<b>Selling Comments</b>
<b>Sold Information</b>			
<b>Short Sale</b>	No	<b>Seller Cont. Comment</b>	n/a
<b>Electronic Key Box</b>	Yes	<b>Key Box Serial #</b>	1507280
<b>SqFt source</b>	Assessor		
<b>Location/Basic Info</b>			
<b>Tax Year</b>	2017	<b>Annual Tax Amount</b>	1800
<b>Exemption</b>	Yes	<b>Exemptions</b>	H & M
<b>Legal Description 1</b>	SOUTHGATE 2ND ADD. LOT 12		<b>Lot Dimensions</b> 60 X 125
<b>Lot Frontage</b>	60	<b>Lot Depth</b>	125
<b>HOA/POA</b>	No	<b>HOA/POA-Annual Amt.</b>	\$0.00
<b>HOA/POA-Monthly Amt.</b>	\$0.00	<b>Garage # of Cars</b>	2.50
<b>Basement</b>	Yes	<b>Basement Type</b>	Enclosed
<b>Crawl</b>	No	<b>Slab</b>	No
<b>Sewer</b>	Yes	<b>Septic</b>	No
<b>Municipal Water</b>	Yes	<b>Well</b>	No
<b>Central Air</b>	Yes	<b>Agent Owned/Interest</b>	No
<b>REO</b>	No	<b>HUD Code Manufacture</b>	No
<b>Earnest Money Dep.</b>	\$2000	<b>Possession</b>	Closing
<b>School District</b>	Highland		
<b>Room Sizes &amp; Levels</b>			
<b>Living Room</b>	Yes	<b>Living Room</b>	21x12 Level: Main
<b>Dining Room</b>	Yes	<b>Dining Room</b>	11x10 Level: Main
<b>Kitchen</b>	Yes	<b>Kitchen</b>	10x10 Level: Main
<b>Rec Room</b>	Yes	<b>Rec Room</b>	22x16 Level: Basement (3/4bath)
<b>Main Bedroom</b>	Yes	<b>Main Bedroom</b>	13x13 Level: Main
<b>2nd Bedroom</b>	Yes	<b>2nd Bedroom</b>	13x9 Level: Main
<b>3rd Bedroom</b>	Yes	<b>3rd Bedroom</b>	11x10 Level: Main
<b>4th Bedroom</b>	No	<b>Addl. Room 1</b>	No
<b>Addl. Room 2</b>	No	<b>Addl. Room 3</b>	No
<b>Addl. Room 4</b>	No	<b>Addl. Room 5</b>	No
<b>Addl. Room 6</b>	No	<b>Total # of Rooms</b>	7
<b>Apx. Square Footage</b>			
<b>Main Lvl Fin SF</b>	1200	<b>Basement Lvl Fin SF</b>	944 (Approximate)
<b>Above Grade Fin SF</b>	1200	<b>Combined Finished SF</b>	2144
<b>Bathrooms</b>			
<b>Main Full</b>	1	<b>Main 1/2</b>	1
<b>Basement 3/4</b>	1	<b>Total Full Baths</b>	1
<b>Total 3/4 Baths</b>	1	<b>Total 1/2 Baths</b>	1
<b>Total Baths</b>	3		
<b>Design &amp; Amenities</b>			
<b>Design</b>	Ranch/1 Sty/Bungalow		<b>Garage Description</b> Attached
<b>Exterior</b>	Brick		<b>Exterior Features</b> Fenced Yard, Patio
<b>Lot Description</b>	Cul-de-Sac Lot, Curbs, Paved Street Access, Sidewalks		<b>Interior Features</b> Formal Dining Room, Main Floor Bathroom, Main Floor Bedroom
<b>Flooring</b>	Carpet		<b>Appliances</b> Dishwasher -Built-In, Dryer, Exhaust (Kitchen), Gas Range -Portable, Range Hood, Washer
<b>Equipment</b>	Cable TV Hookup, Sump Pump		<b>Heat Type</b> Natural Gas
<b>Heat System</b>	Forced Air		<b>Annual Maint Incl</b> None
<b>Possible Financing</b>	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

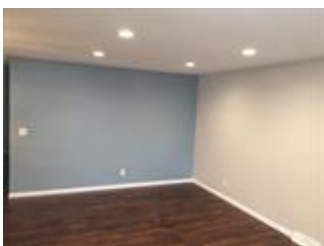
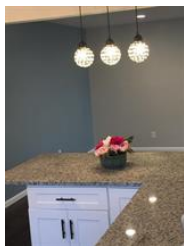
# Agent Detail with Addl Pics Report

Listings as of 01/08/19 at 9:20pm

**Sold 12/07/17**      **Listing # 423402**      3419 Martha St, Highland, IN 46322-2847      **Listing Price: \$234,900**  
**County: Lake**      **Cross St:**



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family Detach
<b>Area</b>	127-Highland	<b>Subdivision</b>	Southtown Estates 2nd Add
<b>Beds</b>	4	<b>Approx Square Feet</b>	2166
<b>Baths</b>	2	<b>Lot Sq Ft (approx)</b>	9000 ((Seller))
<b>Year Built</b>	1959	<b>Lot Acres (approx)</b>	0.2066
<b>APN/Key #</b>	450727179004000026		
<b>Occupant</b>	Vacant		
<b>DOM/CDOM</b>	11/11	<b>Showing Instr.</b>	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-pays

**Key Box Serial #** 32415404 **Electronic Key Box** No

**SqFt source** Seller **Send To Zillow Grp** Yes

#### Location/Basic Info

**Tax Year** 2016 **Annual Tax Amount** 3119

**Assessed Value** 138100 **Exemption** No

**Legal Description 1** SOUTHTOWN ESTATES 2ND ADD. L.72 **Lot Dimensions** 60x150

**Lot Frontage** 60 **Lot Depth** 150

**HOA/POA** No **HOA/POA-Annual Amt.** \$0.00

**HOA/POA-Monthly Amt.** \$0.00 **Garage # of Cars** 2.00

**Basement** Yes **Basement Type** Enclosed

**Crawl** No **Slab** No

**Sewer** Yes **Septic** No

**Municipal Water** Yes **Well** No

**Central Air** Yes **Agent Owned/Interest** Yes

**REO** No **HUD Code Manufacture** No

**Earnest Money Dep.** \$1500 **Possession** at closing

**School District** Highland

#### Room Sizes & Levels

**Living Room** Yes **Living Room** 18x15 Level: Main

**Dining Room** No **Kitchen** Yes

**Kitchen** 12.50x12.50 Level: Main **Rec Room** Yes

**Rec Room** 26.50x19 Level: Basement **Main Bedroom** Yes

**Main Bedroom** 12x12 Level: Main **2nd Bedroom** Yes

**2nd Bedroom** 12x10 Level: Main **3rd Bedroom** Yes

**3rd Bedroom** 10x9 Level: Main **4th Bedroom** Yes

**4th Bedroom** 12.50x12.50 Level: Basement **Addl. Room 1** No

**Addl. Room 2** No **Addl. Room 3** No

<b>Addl. Room 4</b>	No	<b>Addl. Room 5</b>	No
<b>Addl. Room 6</b>	No	<b>Total # of Rooms</b>	7
<b>Apx. Square Footage</b>		<b>Basement Lvl Fin SF</b>	1050
<b>Main Lvl Fin SF</b>	1116	<b>Combined Finished SF</b>	2166
<b>Above Grade Fin SF</b>	1116		
<b>UnFinished SF</b>	66		
<b>Bathrooms</b>		<b>Basement Full</b>	1
<b>Upper Full</b>	1	<b>Total Baths</b>	2
<b>Total Full Baths</b>	2		
<b>Design &amp; Amenities</b>		<b>Garage Description</b>	Detached, Garage Door Opener, Off Street Parking
<b>Design</b>	Ranch/1 Sty/Bungalow	<b>Exterior Features</b>	Covered Porch
<b>Exterior</b>	Vinyl	<b>Interior Features</b>	Common Rec Room, Main Floor Bathroom, Main Floor Bedroom
<b>Lot Description</b>	Curbs, Paved Street Access, Sidewalks	<b>Appliances</b>	Dishwasher -Portable, Gas Range -Portable, Microwave, Refrigerator
<b>Flooring</b>	Carpet, Ceramic, Pergo Style	<b>Heat Type</b>	Natural Gas
<b>Equipment</b>	Sump Pump, Whole House Fan	<b>Annual Maint Incl</b>	None
<b>Heat System</b>	Forced Air		
<b>Possible Financing</b>	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 01/08/19 at 9:20pm

**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**  
**Financing** Conventional **Selling Co-Office**  
**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 01/08/19 at 9:20pm

**Sold 06/29/18**      **Listing # 431560**      8952 Pettit Dr, Highland, IN 46322-2152      **Listing Price: \$219,900**  
**County: Lake**      **Cross St:**



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family Detach
<b>Area</b>	127-Highland	<b>Subdivision</b>	Fifth Street Estates
<b>Beds</b>	4	<b>Approx Square Feet</b>	2172
<b>Baths</b>	3		
<b>Year Built</b>	1958	<b>Lot Sq Ft (approx)</b>	9100 ((Assessor))
<b>APN/Key #</b>	450728229022000026	<b>Lot Acres (approx)</b>	0.2089
<b>Occupant</b>	Owner	<b>Phone to Show</b>	219-934-6300
<b>DOM/CDOM</b>	78/78	<b>Showing Instr.</b>	use showing assist







#### Township North

**Directions** Ridge Road to 5th Street - Go South to Hess Drive - Turn East on Pettit - Go South to home.

**Marketing Remark** GREAT Vinyl & Stone 4 BR, 3 Bth Rnch home on a full dry basement has MANY upgrades. 2018-Carrier High-Efficiency Furnace & AC installed, 2015-New roof (complete tear-off), Electric attic fan, Anderson 400 Construction Grade windows, Vinyl Siding, Gutters, Downspouts, fascia & doors. There are HW floors in the LR, main floor bedrooms & hall. Custom blinds & guest closet are included in the LR. The kitchen has a ceramic floor, newer sink, counters, oak cabinets, pantry closet & table space. The main floor holds a MBR w/1/2 bth, 2 add'l BR's & a full bath (w/laundry chute). A cozy family room, 4th bedroom, 3/4 bth(w/linen closet)& laundry room are found in the basement. There is also an 8X22 storage closet(lights & built-in shelves) & storage under the stairs. Included in the sale is a whole house fan & all appliances. There is a 1-1/2 car att. garage with a gas wall heater that provides access to the fenced rear yard with a 13 X 9 lighted shed & patio brick + concrete patio.

**Listing Agent** Karen S Stein (ID:1441) Cellular:219-808-8465  
**Listing Office** McColly Real Estate (ID:102) Phone: 219-934-6300, FAX: 219-934-6316  
**Agreement Type** Excl Right To Sell **Listing Date** 03/26/18

**Commission** 2.5% **Variable Rate** No

**Pending Date** 06/12/18 **Estimated Selling Date**

**Sold Price** 219,300 **Selling Date** 06/29/18  
**SP % LP** 99.73

**Selling Agent** Sonia Diaz (ID: 7422) Phone: 219-406-2396 **Selling Office** Elite Source Realty, Inc. (ID: 1580) Phone: 219-406-2396  
**Selling Co-Agent** **Selling Co-Office**  
**Financing** FHA **Selling Comments**

#### Sold Information

**Short Sale** No **Seller Contributions** 4000  
**Seller Cont. Comments** seller paid towards buyers closing costs **Electronic Key Box** Yes  
**Key Box Serial #** 1506670 **Send To Zillow Grp** Yes  
**SqFt source** Assessor  
**Location/Basic Info**

<b>Tax Year</b>	2017	<b>Annual Tax Amount</b>	2035
<b>Assessed Value</b>	169000	<b>Exemption</b>	Yes
<b>Exemptions</b>	Homestead/Mtg.	<b>Legal Description 1</b>	FIFTH STREET ESTATES 2ND ADDITION TO HIGHLAND L.4 BL.2 S.10FT. L.3 BL.2
<b>Lot Dimensions</b>	70x130	<b>Lot Frontage</b>	70
<b>Lot Depth</b>	130	<b>HOA/POA</b>	No
<b>HOA/POA-Annual Amt.</b>	\$0.00	<b>HOA/POA-Monthly Amt.</b>	\$0.00
<b>Garage # of Cars</b>	1.50	<b>Basement</b>	Yes (Finished)
<b>Basement Type</b>	Enclosed	<b>Crawl</b>	No
<b>Slab</b>	No	<b>Sewer</b>	Yes
<b>Septic</b>	No	<b>Municipal Water</b>	Yes
<b>Well</b>	No	<b>Central Air</b>	Yes (New 2018)
<b>Agent Owned/Interest</b>	No	<b>REO</b>	No
<b>HUD Code Manufacture</b>	No	<b>Earnest Money Dep.</b>	\$2000
<b>Possession</b>	negotiable	<b>School District</b>	Highland
<b>Room Sizes &amp; Levels</b>		<b>Living Room</b>	19x15 Level: Main (Hardwood floor, Guest closet)
<b>Living Room</b>	Yes	<b>Kitchen</b>	Yes
<b>Dining Room</b>	No	<b>Rec Room</b>	Yes
<b>Kitchen</b>	20x13 Level: Main (Ceramic Tile Flr/ Storage closet/pantry)	<b>Main Bedroom</b>	Yes
<b>Rec Room</b>	39x14 Level: Basement	<b>2nd Bedroom</b>	Yes
<b>Main Bedroom</b>	13x12 Level: Main (HW floor, 1/2 bath, Ceiling fan/light)	<b>3rd Bedroom</b>	Yes
<b>2nd Bedroom</b>	15x10 Level: Main (Hardwood floor, Ceiling fan/light)	<b>4th Bedroom</b>	Yes
<b>3rd Bedroom</b>	14x10 Level: Main (Hardwood floor, Ceiling Fan/Light)	<b>Addl. Room 1</b>	Yes
<b>4th Bedroom</b>	12x13 Level: Basement (Carpeting)	<b>Addl. Room 1 Size</b>	13x14 Level: Basement
<b>Addl. Room 1 Name</b>	Laundry (Laundry Chute from Main Bath)	<b>Addl. Room 3</b>	No
<b>Addl. Room 2</b>	No	<b>Addl. Room 5</b>	No
<b>Addl. Room 4</b>	No	<b>Total # of Rooms</b>	8
<b>Addl. Room 6</b>	No	<b>Basement Lvl Fin SF</b>	892
<b>Apx. Square Footage</b>		<b>Combined Finished SF</b>	2172
<b>Main Lvl Fin SF</b>	1280		
<b>Above Grade Fin SF</b>	1280		
<b>UnFinished SF</b>	388		
<b>Bathrooms</b>		<b>Main 1/2</b>	1 (in MBR)
<b>Main Full</b>	1 (Tub Enclosure)	<b>Total Full Baths</b>	1
<b>Basement 3/4</b>	1 (Linen Closet)	<b>Total 1/2 Baths</b>	1
<b>Total 3/4 Baths</b>	1		
<b>Total Baths</b>	3		
<b>Design &amp; Amenities</b>		<b>Garage Description</b>	Garage Door Opener, Heated (Gas Wall Heater)
<b>Design</b>	Ranch/1 Sty/Bungalow	<b>Exterior Features</b>	Fenced Yard, Landscape Lighting, Patio
<b>Exterior</b>	Stone, Vinyl	<b>Interior Features</b>	Country Kitchen, Main Bedroom Bath, Main Floor Bathroom, Main Floor Bedroom
<b>Lot Description</b>	Curbs, Sidewalks	<b>Appliances</b>	Dishwasher -Built-In, Dryer, Freezer (Chest Type), Microwave, Refrigerator, Washer
<b>Flooring</b>	Carpet, Ceramic, Hardwood	<b>Electric Company</b>	NIPSCO
<b>Utilities</b>	On	<b>Equipment</b>	Cable TV Hookup, Roof Vent Fan (2015 - Electric), Sump Pump, Whole House Fan (Functioning)
<b>Gas Company</b>	NIPSCO	<b>Heat System</b>	Forced Air
<b>Heat Type</b>	Natural Gas (New 2018 (Carrier)Furnace & AC)	<b>Possible Financing</b>	Cash, Conventional, FHA, Insured Conventional, VA
<b>Annual Maint Incl</b>	None		

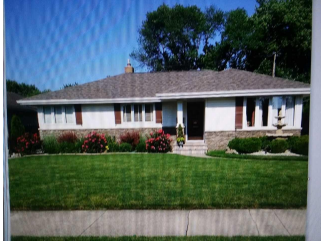
*Presented By: Adrien Chabot / Listing Leaders Phone: 219-741-0366*

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 U.S. Patent 6,910,045

## Agent Detail with Addl Pics Report

Listings as of 01/08/19 at 9:20pm

<b>Sold 03/26/18</b>	<b>Listing # 429392</b>	8922 Highland St, Highland, IN 46322-2133 <b>Cross St:</b>	<b>Listing Price: \$219,900</b>
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**Property Type**

Residential

**Property Subtype**

Single Family Detach

**Area**

127-Highland

**Subdivision**

Pettit Park

**Beds**

3

**Approx Square Feet**

2532

**Baths**

2

**Year Built**

1958

**Lot Sq Ft (approx)**

8905 ((Assessor))

**APN/Key #**

450727101014000026

**Lot Acres (approx)**

0.2044

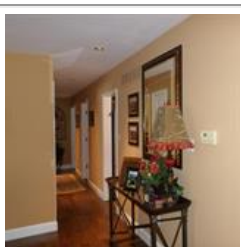
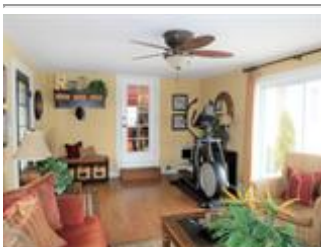
**Occupant**

Owner

**DOM/CDOM**

14/14

**Showing Instr.** Use Showing Assist











#### Township North

**Directions** Ridge Road to Highland Ave. turn South. Highland Ave turns into Highland St.

**Marketing Remark** This lovely ranch looks like it should be in Homes & Garden Magazine. Seller has maintained & beautifully updated this home. Newer hardwood floors flow throughout the living room, dining room, & hallway. Remodeled kitchen has glazed maple cabinets, granite counters, ceramic floor, stone back splash, can lighting, portable island w/granite top, & stainless appliances which are included. Off the kitchen is a sunny 4 seasons room w/sliding door to a large patio & privacy fenced backyard. Gorgeous, updated main bath features large ceramic shower, custom vanity with double copper sinks, granite top & bronze fixtures. The basement has been tastefully finished with a 3-sided fireplace, shared by the TV area & rec room. Built-in cabinets & desk. Brand new carpet just installed. The full bath offers a whirlpool tub & very large ceramic shower. Washer & dryer in laundry/storage room area is included. Seller is offering a 13 month home warranty. Please see attached feature sheet for items NOT inc.

**Agent-Only Rmrks** Lender letter of pre-approval must accompany purchase agreement. Email offers to Rose@RosemaryWilcoxRealtor.com and leave message for agent. Thank you Seller will provide title insurance and closing thru Chicago Title. No contingent on sale please.

<b>Listing Agent</b>	Rosemary Wilcox (ID:1308) Cellular:219-794-4260 Cellular:219-794-4260, FAX: 219-791-4611
<b>Listing Office</b>	Berkshire Hathaway Home Service Executive Realty (ID:121) Phone: 219-864-5000, FAX: 219-864-5010
<b>Agreement Type</b>	Excl Right To Sell
	<b>Listing Date</b> 02/16/18

<b>Commission</b>	2.50	<b>Variable Rate</b>	No
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<b>Pending Date</b>	03/02/18	<b>Estimated Selling Date</b>
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<b>Sold Price</b> 215,000	<b>Selling Date</b> 03/26/18
	<b>SP % LP</b> 97.77

<b>Selling Agent</b> Rosemary Wilcox (ID: 1308) Phone: 219-794-4260	<b>Selling Office</b> Berkshire Hathaway Home Service Executive Realty (ID: 121) Phone: 219-864-5000
<b>Selling Co-Agent</b>	<b>Selling Co-Office</b>
<b>Financing</b> Conventional	<b>Selling Comments</b>

#### Sold Information

<b>Short Sale</b>	No
<b>Electronic Key Box</b>	Yes
<b>Send To Zillow Grp</b>	Yes
<b>Location/Basic Info</b>	
<b>Tax Year</b>	2016
<b>Exemption</b>	Yes
<b>Legal Description 1</b>	PETTIT PARK 1ST ADD. TO HIGHLAND ALL L.6 BL.2
<b>Lot Frontage</b>	65
<b>HOA/POA</b>	No
<b>HOA/POA-Monthly Amt.</b>	\$0.00
<b>Total # Fireplaces</b>	1
<b>Basement Type</b>	Enclosed
<b>Slab</b>	Yes
<b>Septic</b>	No
<b>Well</b>	No
<b>Agent Owned/Interest</b>	No
<b>HUD Code Manufacture</b>	No
<b>Possession</b>	Negotiable

#### Room Sizes & Levels

<b>Living Room</b>	Yes
<b>Dining Room</b>	Yes
<b>Kitchen</b>	Yes
<b>Rec Room</b>	Yes
<b>Main Bedroom</b>	Yes
<b>2nd Bedroom</b>	Yes
<b>3rd Bedroom</b>	Yes
<b>4th Bedroom</b>	No
<b>Addl. Room 1 Name</b>	Sun Room (Vinyl Wood-look Flr, Ceiling Fan)
<b>Addl. Room 2</b>	Yes
<b>Addl. Room 2 Size</b>	24x13 Level: Basement
<b>Addl. Room 4</b>	No
<b>Addl. Room 6</b>	No

#### Apx. Square Footage

<b>Main Lvl Fin SF</b>	1532
<b>Above Grade Fin SF</b>	1532
<b>UnFinished SF</b>	258 (Unfinished area is approximate)

#### Bathrooms

<b>Main Full</b>	1
<b>Total Full Baths</b>	2

#### Design & Amenities

<b>Design</b>	Ranch/1 Sty/Bungalow
<b>Exterior</b>	Stone, Vinyl
<b>Lot Description</b>	Curbs, Landscaped, Paved Street Access, Sidewalks

<b>Flooring</b>	Carpet, Ceramic, Hardwood
-----------------	---------------------------

<b>Utilities</b>	On
<b>Gas Company</b>	NIPSCO

<b>Seller Cont. Comment</b>	N/A
<b>Key Box Serial #</b>	30208964
<b>SqFt source</b>	Assessor
<b>Annual Tax Amount</b>	1959
<b>Exemptions</b>	Homestead & Mtg
<b>Lot Dimensions</b>	65 X 137
<b>Lot Depth</b>	137
<b>HOA/POA-Annual Amt.</b>	\$0.00
<b>Garage # of Cars</b>	1.50
<b>Basement</b>	Yes
<b>Crawl</b>	No
<b>Sewer</b>	Yes
<b>Municipal Water</b>	Yes
<b>Central Air</b>	Yes
<b>REO</b>	No
<b>Earnest Money Dep.</b>	\$3000
<b>School District</b>	Highland

<b>Living Room</b>	20x17 Level: Main (Hardwd Floors, Ceiling fan, Can Lighting)
<b>Dining Room</b>	9x8 Level: Main (Hardwood Floors)
<b>Kitchen</b>	13x10 Level: Main (Remodeled)
<b>Rec Room</b>	27x13 Level: Basement (New Carpet)
<b>Main Bedroom</b>	12x11 Level: Main (Ceiling Fan , Carpet)
<b>2nd Bedroom</b>	11x11 Level: Main (Ceiling Fan, Carpet)
<b>3rd Bedroom</b>	11x12 Level: Main (Ceiling Fan, Carpet)
<b>Addl. Room 1</b>	Yes
<b>Addl. Room 1 Size</b>	21x13 Level: Main
<b>Addl. Room 2 Name</b>	Family Room
<b>Addl. Room 3</b>	No
<b>Addl. Room 5</b>	No
<b>Total # of Rooms</b>	9

<b>Basement Lvl Fin SF</b>	1000 (Finished area is approximate)
<b>Combined Finished SF</b>	2532

<b>Basement Full</b>	1
<b>Total Baths</b>	2

<b>Garage Description</b>	Detached, Garage Door Opener, Off Street Parking
<b>Exterior Features</b>	Fenced Yard, Patio
<b>Interior Features</b>	Den/Office, Formal Dining Room, FP Lower Level, FP Rec Room, Main Floor Bathroom, Main Floor Bedroom, Sun Room, Whirlpool Tub
<b>Appliances</b>	Dishwasher -Built-In, Dryer, Gas Range -Built In, Microwave, Refrigerator, Washer
<b>Electric Company</b>	NIPSCO
<b>Equipment</b>	Furnace Humidifier, Sump Pump

**Heat Type** Natural Gas  
**Annual Maint Incl** None

**Heat System** Forced Air  
**Possible Financing** Conventional, FHA, Insured Conventional, VA


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*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 01/08/19 at 9:20pm

<b>Sold 10/18/18</b>	<b>Listing # 436294</b>	9307 Grace St, Highland, IN 46322-3113	<b>Listing Price: \$217,900</b>	
<b>County: Lake</b>		<b>Cross St:</b>		
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family Detach
	<b>Area</b>	127-Highland	<b>Subdivision</b>	Southtown Estates 2nd Add
	<b>Beds</b>	3	<b>Approx Square Feet</b>	2188
	<b>Baths</b>	2.50		
	<b>Year Built</b>	1961	<b>Lot Sq Ft (approx)</b>	8712 ((Assessor))
	<b>APN/Key #</b>	450727326001000026	<b>Lot Acres (approx)</b>	0.2000
	<b>Occupant</b>	Owner	<b>Phone to Show</b>	219-531-6683
	<b>DOM/CDOM</b>	130/130	<b>Showing Instr.</b>	Use showing assist



### Township North

**Directions** Take I 65 North then merge on to I80/94 West to Cline Ave South. Turn right on Wirth Road. Left on Grave St. Property will be on the left.

**Marketing Remark** This impeccably kept, spacious RANCH nestled on a corner lot within Southtown Estates has a BRAND NEW ROOF, with transferable warranty, and convenient access to highways. This 3 bedroom 2 1/2 bath home has beautiful bamboo flooring throughout the living room and dining room, and boasts a large updated country kitchen with stainless steel appliances. Master bedroom has an adjoining half bath. Mostly finished basement with rec. room allows for tons of extra living space and entertaining!

**Agent-Only Rmrks** Seller will pay up to \$550 for Home Warranty. Please remove shoes while touring the home and please close the curtains in the living room. Any questions regarding the property or offers, please contact Melissa Svihlik @ 219-712-8263 or melissabs71@outlook.com.

**Listing Agent**  
**Listing Office**

Melissa A Svihlik (ID:15202) Primary:219-712-8263 Secondary:219-531-6683, FAX: 219-531-4683  
Boulder Bay Realty Group (ID:768) Phone: 219-531-6683, FAX: 219-531-4683

Agreement Type		Excl Right To Sell		Listing Date 06/08/18		
Commission		2.5	Variable Rate		No	
Pending Date		10/16/18		Estimated Selling Date		
Sold Price		215,000		Selling Date 10/18/18 SP % LP 98.67		
Selling Agent		Jennnifer Hinojosa (ID: 14785) Phone: 219-680-0300		Selling Office		Keller Williams NW Indiana (ID: 1709) Phone: 219-440-0545
Selling Co-Agent				Selling Co-Office		
Financing		FHA		Selling Comments		
Sold Information						
Short Sale		No		Seller Contributions		3900
Seller Cont. Comment		Seller Credit		Electronic Key Box		Yes
Key Box Serial #		1513891		Send To Zillow Grp		Yes
SqFt source		Assessor				
Location/Basic Info						
Tax Year		2018		Annual Tax Amount		2309
Exemption		Yes		Legal Description 1		SOUTHTOWN ESTATES 2ND ADD. L.59
Lot Dimensions		66 x 135		Lot Frontage		66
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		Enclosed		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.		\$2000
Possession		At closing		High School		Highland
Room Sizes & Levels						
Living Room		Yes		Living Room		20x12 Level: Main
Dining Room		Yes		Dining Room		12x11 Level: Main
Kitchen		Yes		Kitchen		16x13 Level: Main
Rec Room		Yes		Rec Room		30x23 Level: Basement
Main Bedroom		Yes		Main Bedroom		14x12 Level: Main
2nd Bedroom		Yes		2nd Bedroom		13x12 Level: Main
3rd Bedroom		Yes		3rd Bedroom		13x12 Level: Main
4th Bedroom		No		Addl. Room 1		Yes
Addl. Room 1 Name		Laundry		Addl. Room 1 Size		27x23 Level: Basement
Addl. Room 2		No		Addl. Room 3		No
Addl. Room 4		No		Addl. Room 5		No
Addl. Room 6		No		Total # of Rooms		8
Apx. Square Footage						
Main Lvl Fin SF		1399		Basement Lvl Fin SF		789
Above Grade Fin SF		1399		Combined Finished SF		2188
UnFinished SF		610				
Bathrooms						
Main Full		1		Main 1/2		1
Basement 3/4		1		Total Full Baths		1
Total 3/4 Baths		1		Total 1/2 Baths		1
Total Baths		3				
Design & Amenities						
Design		Ranch/1 Sty/Bungalow		Garage Description		Attached
Exterior		Brick, Vinyl		Exterior Features		Deck, Fenced Yard
Lot Description		Corner Lot, Landscaped, Nearly Level, Paved Street Access, Sidewalks		Interior Features		Attic Stairway, Formal Dining Room, FP Rec Room, Main Floor Bathroom, Main Floor Bedroom
Appliances		Disposal, Gas Range -Built In, Microwave, Refrigerator		Utilities		On
Equipment		Cable TV Hookup, Furnace Humidifier, Sump Pump		Heat Type		Natural Gas
Heat System		Forced Air		Annual Maint Incl		None
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 01/08/19 at 9:20pm

Sold 11/16/18

Listing # 443534

3433 43rd St, Highland, IN 46322-3132

Listing Price: \$219,900

County: Lake

Cross St: O'Day Dr



Property Type

Residential

Property Subtype

Single Family Detach

Area

127-Highland

Subdivision

Southtown Estates Add 09

Beds

4

Approx Square Feet

2146

Baths

2.50

Year Built

1961

Lot Sq Ft (approx)

8276 ((Assessor))

APN/Key #

450727329030000026

Lot Acres (approx)

0.1900

Occupant

Owner

DOM/CDOM

18/18

Showing Instr. Please use Showing Assist





## Township North

**Directions** 45th St to Liabe Rd, South to 43rd St, West to Home.

**Marketing Remark** 4Bdrm/2.5Bth Tri-Level Home w/ Rec Rm Addition offers 2100+Sqft of Living Space in Highland's SOUGHT-AFTER SOUTHTOWN Area! Great CURB APPEAL WELCOMES YOU w/ Nicely Landscaped Exterior, Maintenance-Free Vinyl Siding, Front/Side Driveways, Updated Storm/Entry Doors, & Architectural Shingled Roof. Front Entry leads into VAULTED Living Rm, UPDATED w/ Wood Laminate Flrng, Bay Window, & Fresh, Gray Paint Palette. Kitchen is OPEN to Dining Area in Rec Rm Addition, which has Ceiling Fans, Updated Flrng, & 3/4th Bth. Upper Lvl offers 3Bdrms, all w/ Ceiling Fans and NEWER CARPETING. Full Bthrm has been UPDATED w/ Tile Shower Surround and GRANITE-Top Vanity. Lower Level offers EVEN MORE LIVING SPACE w/ Family/Game Rm, Half Bth, Laundry Area, & FOURTH BEDROOM! Large Picture Window in Family Rm looks out to FENCED BACKYARD w/ Deck and Pool - AWESOME for ENTERTAINING! Oversized, 2.5 C Grg and Additional Storage Shed. WELL MAINTAINED & LOVED HOME in an IDEAL LOCATION w/ GREAT SPACE is READY for YOU!

**Agent-Only Rmrks** Please do not let Cats out during Showings (2 Cats).

**Listing Agent** Lisa M Thompson (ID:9503) Primary:219-617-5884 Secondary:219-922-2323, FAX: 781-609-4026  
**Listing Office** Coldwell Banker Res. Brokerage (ID:230) Phone: 219-922-2323, FAX: 219-922-2333  
**Agreement Type** Excl Right To Sell **Listing Date** 10/01/18

**Commission** 2.5 **Variable Rate** No

**Pending Date** 10/19/18

**Estimated Selling Date**

**Sold Price** 214,900

**Selling Date** 11/16/18  
**SP % LP** 97.73

**Selling Agent** Jeffrey E Fryzel (ID: 12934) Phone: 708-243-1827 **Selling Office** McColly Real Estate (ID: 254) Phone: 219-322-5508

**Selling Co-Agent**

**Financing** Conventional

**Selling Co-Office**

**Selling Comments**

## Sold Information

**Short Sale** No  
**Electronic Key Box** Yes  
**Send to Homesnap.com** Yes  
**SqFt source** Assessor

**Seller Cont. Comment** none  
**Key Box Serial #** 1492171  
**Send To Zillow Grp** No

## Location/Basic Info

**Tax Year** 2017/18  
**Exemption** Yes  
**Legal Description 1** SOUTHTOWN ESTATES 9TH ADD. ALL L.422  
**Lot Dimensions** 60x135  
**Lot Depth** 135  
**HOA/POA-Annual Amt.** \$0.00  
**Garage # of Cars** 2.50  
**Crawl** Yes  
**Sewer** Yes  
**Municipal Water** Yes  
**Central Air** Yes  
**REO** No  
**Earnest Money Dep.** \$2000  
**Grade School** Southridge  
**High School** Highland HS

**Annual Tax Amount** 2282  
**Exemptions** H&M  
**Zoning** Res  
**Lot Frontage** 60  
**HOA/POA** No  
**HOA/POA-Monthly Amt.** \$0.00  
**Basement** No  
**Slab** No  
**Septic** No  
**Well** No  
**Agent Owned/Interest** No  
**HUD Code Manufacture** No  
**Possession** 5 DAC  
**Junior High School** Highland MS

## Room Sizes & Levels

**Living Room** Yes  
**Dining Room** No  
**Kitchen** 15.50x10 Level: Main (Open to Rec Rm/Apples Incl'd)  
**Rec Room** 30.50x12 Level: Main (Dual Ceiling Fans/Updated Flrng)  
**Main Bedroom** 13x11 Level: Upper (Ceiling Fan/Newer Carpeting)  
**2nd Bedroom** 10x10 Level: Upper (Ceiling Fan/Newer Carpeting)  
**3rd Bedroom** 10x11 Level: Upper (Ceiling Fan/Newer Carpeting)  
**4th Bedroom** 10x10.50 Level: Lower  
**Addl. Room 1 Name** Other (Mud Room)  
**Addl. Room 2** Yes  
**Addl. Room 2 Size** 26.50x10.50 Level: Lower (Half Bth/Beadboard White Ceiling)  
**Addl. Room 4** No  
**Addl. Room 6** No

**Living Room** 21x14 Level: Main (Wood Laminate Flrng/Bay Window/Vaulted)  
**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** 5x4 Level: Main (Off Kitchen/Leads to Backyard)  
**Addl. Room 2 Name** Family Room  
**Addl. Room 3** No  
**Addl. Room 5** No  
**Total # of Rooms** 9

## Apx. Square Footage

**Upper Lvl Fin SF** 629  
**Lower Lvl Fin SF** 629  
**Above Grade Fin SF** 1517

**Main Lvl Fin SF** 888  
**Basement Lvl Fin SF** 0  
**Combined Finished SF** 2146

<b>Bathrooms</b>			
Upper Full	1	Main Full	1 (3/4th)
Lower 1/2	1	Total Full Baths	2
Total 1/2 Baths	1	Total Baths	3
<b>Design &amp; Amenities</b>			
Design	Tri Level	Garage Description	Detached, Garage Door Opener, Side Drive
Exterior	Vinyl	Exterior Features	Above Ground Pool, Deck, Fenced Yard, Storage Shed
Lot Description	Curbs, Landscaped, Nearly Level, Paved Street Access, Sidewalks	Interior Features	Cath/Vault Ceilings, Main Floor Bathroom
Flooring	Carpet, Pergo Style, Tile, Other	Appliances	Dishwasher -Built-In, Disposal, Gas Range -Portable, Range Hood, Refrigerator
Utilities	On	Electric Company	NIPSCO
Gas Company	NIPSCO	Equipment	Cable TV Hookup, Furnace Humidifier
Heat Type	Natural Gas	Heat System	Forced Air
Annual Maint Incl	None	Possible Financing	Cash, Conventional, FHA, Insured Conventional, VA

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*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 01/08/19 at 9:20pm

**Sold 06/19/18**      **Listing # 433638**      2940 41st St, Highland, IN 46322-2711      **Listing Price: \$219,000**  
**County: Lake**      **Cross St: Kennedy**



**Property Type**  
**Area**  
**Beds**  
**Baths**  
**Year Built**  
**APN/Key #**  
**Occupant**  
**DOM/CDOM**

Residential  
 127-Highland  
 3  
 2  
 1966  
 450728404002000026  
 Owner  
 35/35

**Property Subtype**  
**Subdivision**  
**Approx Square Feet**

Single Family Detach  
 Southgate 1st Add  
 2494  
**Lot Sq Ft (approx)** 7200 ((Assessor))  
**Lot Acres (approx)** 0.1653  
**Phone to Show** 219-680-9037  
**Showing Instr.** Please use showing assist and submit pre-approval.







#### Township North

**Directions** Kennedy ave to 41st, east to house.

**Marketing Remark** Nicely landscaped all brick beauty! Three spacious bedrooms with two main level baths and nearly 1,800 square feet. Updated and open concept kitchen/rec room with beamed ceiling and a breakfast bar is a great feature when entertaining. Also offers a huge family room, and a formal dining room. Double pocket doors between the foyer and living room add to the appeal and charm of this well maintained home. The finished basement offers additional flex space with a nice sized rec room, an office and the laundry room, while the crawl space provides tons of storage space.

**Agent-Only Rmrks** Seller requests pre-approvals before confirming showings. Freezer in basement does not stay, but may be purchased. Treadmill may be purchased. Security system is not currently connected. No C/S offers or FHA/VA per seller.

**Listing Agent** Bill Vossos (ID:7867) Primary:219-680-9037  
**Listing Office** Berkshire Hathaway Home Service Executive Realty (ID:121) Phone: 219-864-5000, FAX: 219-864-5010  
**Agreement Type** Excl Right To Sell **Listing Date** 04/30/18

**Commission** 2.5 **Variable Rate** No

**Pending Date** 06/04/18 **Estimated Selling Date**

**Sold Price** 208,000 **Selling Date** 06/19/18  
**SP % LP** 94.98

**Selling Agent** Ryan S Perryman (ID: 12091) Phone: 219-588-2007 **Selling Office** RE/MAX Realty Associates (ID: 337) Phone: 219-922-8400  
**Selling Co-Agent** **Selling Co-Office**  
**Financing** Cash **Selling Comments**

#### Sold Information

**Short Sale** No  
**Electronic Key Box** Yes  
**Send To Zillow Grp** Yes

**Seller Cont. Comment** .  
**Key Box Serial #** 1493704  
**SqFt source** Assessor

#### Location/Basic Info

**Tax Year** 2017  
**Exemption** Yes  
**Lot Dimensions** 60 X 120  
**Lot Depth** 120  
**HOA/POA-Annual Amt.** \$0.00  
**Garage # of Cars** 2.50  
**Basement Type** Enclosed  
**Slab** No  
**Septic** No  
**Well** No  
**Agent Owned/Interest** No  
**HUD Code Manufacture** No  
**Possession** Negotiable  
**Grade School** Merkle - Please confirm  
**High School** Highland High School

**Annual Tax Amount** 2311  
**Legal Description 1** SOUTHGATE 1ST ADD. LOT 9  
**Lot Frontage** 60  
**HOA/POA** No  
**HOA/POA-Monthly Amt.** \$0.00  
**Basement** Yes  
**Crawl** Yes  
**Sewer** Yes  
**Municipal Water** Yes  
**Central Air** Yes  
**REO** No  
**Earnest Money Dep.** \$2500  
**School District** Highland  
**Junior High School** Highland Middle School

#### 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** No  
**Addl. Room 1 Name** Family Room  
**Addl. Room 2** Yes  
**Addl. Room 2 Size** 12.80x11.80 Level: Basement (Back-up sump pump)  
**Addl. Room 3 Name** Office  
**Addl. Room 4** No  
**Addl. Room 6** No

**Living Room** 19x13 Level: Main (Bay window)  
**Dining Room** 12x10 Level: Main  
**Kitchen** 13x12 Level: Main (Breakfast bar)  
**Rec Room** 25.50x11.50 Level: Basement  
**Main Bedroom** 14x11 Level: Main (Two closets)  
**2nd Bedroom** 12x11 Level: Main  
**3rd Bedroom** 13x10 Level: Main (Hardwood floor)  
**Addl. Room 1** Yes  
**Addl. Room 1 Size** 25x13 Level: Main (Beamed ceiling)  
**Addl. Room 2 Name** Laundry  
**Addl. Room 3** Yes  
**Addl. Room 3 Size** 12.80x9.80 Level: Basement  
**Addl. Room 5** No  
**Total # of Rooms** 10

#### Apx. Square Footage

**Main Lvl Fin SF** 1765  
**Above Grade Fin SF** 1765

**Basement Lvl Fin SF** 729  
**Combined Finished SF** 2494

#### Bathrooms

**Main Full** 1  
**Total Full Baths** 1  
**Total Baths** 2

**Main 3/4** 1  
**Total 3/4 Baths** 1

#### Design & Amenities

**Design** Ranch/1 Sty/Bungalow  
**Exterior** Brick  
**Lot Description** Curbs, Landscaped, Nearly Level, Paved Street Access, Sidewalks  
**Flooring** Carpet, Hardwood  
**Utilities** On  
**Gas Company** NIPSCO

**Garage Description** Attached  
**Exterior Features** Patio, Storage Shed  
**Interior Features** Den/Office, Finished Laundry Rm, Formal Dining Room, Main Floor Bathroom, Main Floor Bedroom  
**Appliances** Dishwasher -Built-In, Disposal, Dryer, Gas Range - Portable, Range Hood, Refrigerator, Washer  
**Electric Company** NIPSCO  
**Equipment** Cable TV Hookup, Furnace Humidifier, Satellite Dish, Security System, Sump Pump (Includes a back-up sump pump)  
**Heat System** Forced Air  
**Possible Financing** Cash, Conventional, Insured Conventional

**Heat Type** Natural Gas  
**Annual Maint Incl** None

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

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