

MLS # 201706131 **Active** **Address** 407 W McDonald **City** Hartford City **Zip** 47348 **\$199,000**

Area Blackford County
Twtp Licking
Sub None
Class RESIDENTIAL
 Site-Built Home
Style Two Story
 Traditional



Yr Built 1960 **New Const.** No
#Rms 20 **Bdrm** 10 **FBath** 5 **HBath** 3
Fdn Crawl, Partial Basement, Finished



Bsmt Material
Short Sale No **Reo** No
List Date 2/14/2017 **DOM** 2 **Original** \$199,000
Garage # of Cars **Garage SqFt**

Possession Negotiable
School District Blackford County
Elem Blackford

Agent HC 16 **Client HC** 2
Midd Blackford **High** Blackford

List Agent Steve Slavin - Cell: 317-701-5006 **Assoc Doc** 1
Co-Agent Monte Brown
Listing Office Coldwell Banker Lunsford - MAIN: 765-289-2228

Total SqFt 10,701
Total Fin SqFt 10,507
AG Fin SqFt 9,923
AG Unfin SqFt 0
Main Lvl SqFt
Upper Lvl SqFt
BG SqFt 778
BG Fin SqFt 584
BG Unfin SqFt 194
SqFt Source
AG Bdrm 10
BG Bdrm 0
Prc/SqFt \$20.05

Approx Acres 0.9100
Lot Dimensions 150x195
Approx. Lot Size SqFt 39,640
Lot Description
 0-2.9999
Lot #
Location City/Town/Suburb
Fence Partial
Outbld 1 None
Outbld 2
Off Street Parking

Legal Parcel # 005-03159-00 FRS 10-23-10 .668 Ac
Tax ID
Parcel ID 05-03-10-104-051.000-006
Parcel ID 2 050310104066000006
Ann Taxes \$20.00 **Yr Payable** 2017
Assessed Value
Other Fees **Frequency**
Description
Owner RE License Y/N No
Agent/Owner Related No

Original MLS #
Assoc Dues
Assoc Dues Freq Not Applicable
Assoc Restrictions
Exemptions
 Tax Exempt
Proposed Financing Types
 Conventional
Auction No
Date **Time**
Reserved

Lv/Grt Rm x
Family Rm x
Kitchen x
Dining Rm x
Brkft Rm x
Den x
1st Bdrm 18x12
2nd Bdrm 16x14
3rd Bdrm 12x12Main
4th Bdrm 12x12
5th Bdrm 12x12
Loft x
Ladry Rm x Main
Rec Rm x
Extra Rm x
Oth Rm1 x
Oth Rm2 x
Oth Rm3 x
Excluded from Sale:

Exterior
 Brick, Vinyl, Wood
Roof Asphalt, Shingle
Heat/Fuel
 Gas, Forced Air
Cooling
 Central Air
Fireplace Y **Total #2**
 Breakfast Room, Living/Great Rm,
 Wood Burning, Two
Water Utility City
Sewer City
Well Type **Size**
Pool Type
Common Amenities
 None

Sale Includes
 Dishwasher, Microwave, Refrigerator, Washer, Window
 Treatments, Cooktop-Gas, Dryer-Electric, Kitchen
 Exhaust Hood, Oven-Built-In, Oven-Double, Oven-
 Electric, Sump Pump, Water Heater Gas, Water
 Softener-Owned
Amenities
 Built-In Bookcase, Ceiling-9+, Ceiling Fan(s), Ceilings-
 Beamed, Ceilings-Vaulted, Closet(s) Walk-in,
 Countertops-Laminate, Deck Open, Detector-Smoke,
 Disposal, Dryer Hook Up Electric, Eat-In Kitchen,
 Landscaped, Patio Open, Porch Enclosed, Range/Oven
 Hook Up Elec, Six Panel Doors, Split Br Floor Plan,
 Twin Sink Vanity, Kitchenette, Stand Up Shower,
 Tub/Shower Combination, Main Level Bedroom Suite,
 Formal Dining Room, Great Room, Main Floor
 Laundry, Sump Pump

Energy Efficient
 Appliances, Doors,
 Electrical/Lighting, HVAC, Roofing
Hvac
 Attic Fan, High Efficiency
 Furnace
Energy Efficient Win/Doors
 Multi Pane Windows
Green Certifications

Directions: Walnut to McDonald, turn west to property.

Currently the St. John XXIII Retreat Center, the property has numerous possibilities. The property is situated on nearly an acre of well maintained and landscaped ground, with a large gazebo. The first floor includes 3 spacious offices, an over-sized conference/multipurpose room, chapel, reception room, kitchen with walk in pantry, 2 dining areas, sizable laundry room, three bedrooms, 1 full bath and 3 half baths. The upper level has 7 bedrooms with 4 full baths and lots of closets and storage areas. There is also an unfinished area on the second floor that was designed to include 4 bedrooms, 2 full baths and a kitchen. There is an unfinished area on the second floor with the interior framing, wiring, HVAC, and plumbing rough-ins but is not finished. The framing includes 4 bedrooms and 2 full baths plus mechanical room. The area was designed to include an elevator however the elevator installation was not completed. The retreat center is heated with gas forced air with central air. The windows have been upgraded to insulated glass. The kitchen and pantry have an abundance of wood cabinetry, the kitchen appliances include a Sub Zero commercial refrigerator/freezer, commercial grade gas cook top with vent hood, built in double ovens and commercial grade dishwasher. The pantry has a refrigerator/freezer and counter top microwave. The retreat center also features 2 fireplaces and numerous of built in cabinets. The basement is partially finished. The electrical service includes 600 amps, there are 3 gas forced air furnaces with central air, 2 gas water heaters and an on demand water softener. Other Info: The utilities averages \$600.00 per month: water/sewage \$130, electricity \$300, gas 170. Roof was redone in 1999. Addition built 2008 and it will take about \$55,000 to fully complete the upstairs (Blue prints available for the new addition). Kitchen appliances were put in 1998 (refrigerator, stove, dishwasher), Refrigerator on back porch 2000, Refrigerator in butlers pantry 1998, Ice maker in wet bar area 2010, JenAir and fireplace work in dining area, Fire Place in office area is closed off because of new addition, Carpet in living room and front stairway was put in 2013, Carpet in chapel was put in 2015 sump pump and backup put in 2015, WiFi available throughout the house, New fuse box in laundry room 2016. Amazing price for so much property! Taxes are \$0 due to not-for-profit exemption.

Sell Agent **CoSell Agent** **Closing Date**
Sell Office **CoSell Office** **Selling Price**
How Sold **Type** **SP/LP%** **Conc Pd** **Sold/Conc Rmks**

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