

**MLS #** 201818508 **Active** **Address** 1624 Lawndale Rd **City** Elkhart **Zip** 46514 **\$419,000**

**Area** Elkhart County  
**Twtp** Osolo  
**Sub** Greenleaf Park  
**Class** RESIDENTIAL  
 Site-Built Home  
**Style** One and Half Story  
 Traditional, Other

**Yr Built** 1947 **New Const.** No  
**#Rms** 12 **Bdrm** 4 **FBath** 4 **HBath** 1  
**Fdn** Full Basement, Finished, Unfinished

**Bsmt Material** Poured Concrete  
**Short Sale** No **Reo** No

**List Date** 5/7/2018 **DOM** 4 **Original** \$419,000  
**Garage** Attached **# of Cars** 2.0 **Garage SqFt** 594.00

**Possession** DOC  
**School District** Elkhart Community Schools  
**Elem** Pinewood **Agent HC** 93 **Client HC** 9  
**Midd North Side** **High Elkhart Central**



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

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| <b>Total SqFt</b> 6,454<br><b>Total Fin SqFt</b> 5,194<br><b>AG Fin SqFt</b> 4,172<br><b>AG Unfin SqFt</b> 0<br><b>Main Lvl SqFt</b> 2,966<br><b>Upper Lvl SqFt</b> 1,206<br><b>BG SqFt</b> 2,282<br><b>BG Fin SqFt</b> 1,022<br><b>BG Unfin SqFt</b> 1,260<br><b>SqFt Source</b> Appraiser<br><b># AG Bdrm</b> 4<br><b># BG Bdrm</b> 0<br><b>Prc/SqFt</b> \$100.43 | <b>Approx Acres</b> 0.5930<br><b>Lot Dimensions</b> 134x193<br><b>Approx. Lot Size SqFt</b> 25,831<br><b>Lot Description</b><br>Level, 0-2.9999<br><b>Lot #</b><br><b>Location</b> City/Town/Suburb<br><b>Fence</b> Partial, Privacy, Wood<br><b>Outblld 1</b> None<br><b>Outblld 2</b><br><b>Off Street Parking</b> | <b>Legal</b> Greenleaf Park, Lot 116<br><b>Tax ID</b><br><b>Parcel ID</b> 20-02-33-428-023.000-027<br><b>Parcel ID 2</b><br><b>Ann Taxes</b> \$3,125.00 <b>Yr Payable</b> 2018<br><b>Assessed Value</b> \$286,300.00<br><b>Other Fees</b> <b>Frequency</b><br><b>Description</b><br><b>Owner RE License Y/N</b> No<br><b>Agent/Owner Related</b> Yes | <b>Assoc Dues</b><br><b>Assoc Dues Freq</b> Not Applicable<br><b>Assoc Restrictions</b><br><b>Exemptions</b><br>Homestead, Mortgage<br><b>Proposed Financing Types</b><br>Cash, Conventional, VA<br><b>Auction No</b><br><b>Date</b> <b>Time</b><br><b>Reserved</b> |
|---|--|--|---|

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| <b>Lv/Grt Rm</b> 15x10Main<br><b>Family Rm</b> 25x19Main<br><b>Kitchen</b> 18x15Main<br><b>Dining Rm</b> 14x11Main<br><b>Brkft Rm</b> 13x9 Main<br><b>Den</b> x<br><b>1st Bdrm</b> 16x12Main<br><b>2nd Bdrm</b> 13x17Upper<br><b>3rd Bdrm</b> 13x17Upper<br><b>4th Bdrm</b> 17x14Upper<br><b>5th Bdrm</b> x<br><b>Loft</b> x<br><b>Ladry Rm</b> x Basement<br><b>Rec Rm</b> 28x25Basement<br><b>Extra Rm</b> 12x15Main<br><b>Oth Rm1</b> 13x12Main<br><b>Oth Rm2</b> x<br><b>Oth Rm3</b> x<br><b>Excluded from Sale:</b> | <b>Exterior</b><br>Brick, Wood<br><b>Roof</b> Asphalt, Shingle<br><b>Heat/Fuel</b><br>Gas, Forced Air, Radiator, Multiple Heating Systems<br><b>Cooling</b><br>Central Air<br><b>Fireplace Y</b> <b>Total #2</b><br>Family Rm, Living/Great Rm, Wood Burning, Two<br><b>Water Utility</b> City<br><b>Sewer</b> City<br><b>Well Type</b> <b>Size</b><br><b>Pool Type</b><br><b>Common Amenities</b><br>None | <b>Sale Includes</b><br>Dishwasher, Microwave, Refrigerator, Washer, Window Treatments, Cooktop-Gas, Dryer-Electric, Humidifier, Oven-Built-In, Oven-Convection, Oven-Double, Sump Pump, Sump Pump+Battery Backup, Water Heater Gas, Water Softener-Owned, Window Treatment-Blinds, Basketball Goal<br><b>Amenities</b><br>Hot Tub/Spa, 1st Bdrm En Suite, Alarm System-Security, Attic Pull Down Stairs, Breakfast Bar, Built-In Bookcase, Built-in Desk, Cable Available, Ceilings-Vaulted, Closet(s) Walk-in, Countertops-Laminate, Countertops-Solid Surf, Countertops-Stone, Deck Open, Detector-Smoke, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Generator Built-In, Irrigation System, Kitchen Island, Landscaped, Laundry-Chute, Natural Woodwork, Six Panel Doors, Twin Sink Vanity, Utility Sink, Wet Bar, Stand Up Shower, Tub/Shower Combination, Main Level Bedroom Suite, Formal Dining Room, Sump Pump, Washer Hook-Up, Custom Cabinetry | <b>Energy Efficient</b><br>Appliances, Doors, Electrical/Lighting, HVAC, Roofing, Thermostat/Controllers, Water Heater<br><b>Hvac</b><br>Ceiling Fan, High Efficiency Furnace<br><b>Energy Efficient Win/Doors</b><br>Double Pane Windows, Insulated Doors<br><b>Green Certifications</b> |
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**M Directions:** Beardsley Ave to Violet Rd, South to Lawndale, East to property.

This lovely home built in 1947, has exterior French Country influences and features 4,172 sqft of above ground living space, 4 bedrooms, 4.5 baths, and 1,022 finished sqft in the basement. Total finished Sqft is 5,194. Previously owned by a family that was involved in a lumber business, there are beautiful hardwood accents throughout including wormy chestnut (now extinct) and knotty pine, etc. The house has a formal living room and dining room, large vaulted ceiling family room with an amazing stone fireplace, cozy den, sunroom, built in hot tub room, and master suite on the main floor. One of the most impressive parts of this home is the newer kitchen. Designed with Ayr Cabinets, there are high-end appliances, copper farmhouse sink, slate floor, quartz tops, drink fridge, planning desk and more. This area opens to a breakfast table and gives access to the finished basement with TV area, pool table (stays with home), bar, and laundry. There are 2 basements and both have had installed a new interior perimeter drain system (warranty transfers to new owner). 2 sump pumps are new from 4/18 with others just 1-3 years old. Other: Roof (2006), Water Heaters (2016, 2008), Furnace and boiler are on a yearly maintenance program. Built-in exterior gas Generator also serviced yearly and is for the sump pumps and refrigerator. Large attic storage. Can be marketed as 2 master suites with one upstairs that has its own full bath. Some furniture may be sold with home. Martin Brothers did the kitchen/Great room addition years ago. Impeccable landscaping. Amazing neighborhood close to the River. Easy to show. Call for an appointment today! MATTERPORT TOUR NOW LIVE!

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

**This report contains partial listing data. To view complete listing information view a full detail report.**

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