

Asking Price
\$175,000

*Country Home on 8-Acre
Wooded Lot with Pond*



**29 North 675 West
Anderson, IN 46011**

General Information:

Lot Size: 8 Acres
Bedrooms: 3
Baths: 2 Full
Sq. Ft.: 1,716
Year Built: 1995
Style: Manufactured
Schools: Frankton-Lapel
Township: Stony Creek
Disclosure: House Sold As-Is

This Property is a Must See!

This lot has a beautiful setting, with mature trees, a spacious yard, and a serene pond. Excellent property for those looking for a nice country home or that special acreage to build your dream home.

Features:

- 1.4-Acre Bldg. Site & Yard
- 3.75 Wooded Acres
- 2.8-Acre Pond
- Kitchen with Dining Area, & Island
- Gas Fireplace in Den
- Utility Room
- Large Master Bathroom
- Jacuzzi Style Bathtub
- Kitchen Appliances Included
- 2-Year Old Roof
- New Water Heater
- 2-Car Garage
- 10' x 12' Utility Shed

Visit www.halderman.com for Virtual Tour & More Photos

* See Reverse Side for More Information



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Detailed Property Information: 29 North 675 West

Location Info

City: Anderson
Twp: Stony Creek

Zip: 46011
Br. Legal: Pt. SW 1/4 NW 1/4 13-19N-6E

Schools: Frankton-Lapel
Parcel: 48-10-13-200-002.000-031

Construction

Year Built: 1995

Framing: Wood

Roof: Asphalt Shingle (2 Yrs Old)

Room Info & Approx. Sizes

Rooms: 7
Fin. Sq. Ft.: 1,716

Bed: 3
Main: 1,716

Bath: 2 Full
Crawl Space

Living: 28'x12'
Kitchen: 20'x12'
Den: 13'x15'

Master: 14'x12'
Bed 2: 10'x13'
Bed 3: 10'x12'

Utilities

Heating: Forced Air
Cooling: Central Air
Electric: 200 Amp
Water: Private Well

Fuel: LP Gas
Water Heater: Gas (New)
Septic: Finger System
TV: Satellite or OTA Antenna

Directions

From West Side of Anderson: Go West 2.8 Miles on Hwy. 32, Turn North (Right) on County Rd. 675 West, House is on the Left.

From North Side of Lapel: Go East 3 Miles on Hwy. 32, Turn North (Left) on County Rd. 675 West, House is on the Left.

Style & Ammenities

Style: Manufactured
Stories: Single
Lot Size: 8.0 Acres

Arch. Style: Ranch
Exterior: Vinyl
Porch: Front & Back

Fireplace: Gas in Den
Garage: 2-Car Attached via Porch
Appl: Dishwasher, Gas Oven/Range, Refrigerator
Equip: Water Softener (included but not installed)
Interior Amen: Kitchen Island, Kitchen Dining Area, Built-In Shelving & Cabinets in Den, Carpeted & Vinyl Flooring, Utility Room, Jacuzzi Tub
Exterior Amen: Covered Back Porch, Large Yard, 10' x 12' Utility Shed, 3.75 Acres Wooded, and 2.8 Acre Pond, Income-Producing Billboard

Terms & Other Info

Possession: At Closing
Annual Prop. Tax: \$955 (estimated)
Ditch Assessment: N/A
Property & Home Being Sold "As-Is"
Disclosures: Agency, Residential RE
Listing Firm: Halderman Real Estate Services
BAC: 3.0% Co-Broker



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