




## Residential Agent Full Detail Report

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|  |                   |   |              |                          |        |             |            |            |         |   |
|--|-------------------|---|--------------|--------------------------|--------|-------------|------------|------------|---------|---|
| Property Type  | RESIDENTIAL       | Status  | Active       | CDO                      | 64     | DOM         | 64         | Auction No |         |   |
| MLS #  | 202537308         | 18391 Crownhill Drive   | South Bend   | IN                       | 46637  | LP          | \$280,000  |            |         |   |
|  | Area              | St. Joseph County   | Parcel ID    | 71-04-19-201-054.000-003 | Type   | Condo/Villa | Waterfront | No         |         |   |
|  | Sub               | Country Village   | Cross Street |                          | Bedrms | 2           | F Baths    | 2          | H Baths | 0 |
|  | Township          | Clay  | Style        | One Story                | REO    | No          | Short Sale | No         |         |   |
|  | School District   | SBCSC   | Elem         | Darden Primary Center    | JrH    | Clay        | SrH        | Riley      |         |   |
|  | Legal Description | BLDG 203 PORTAGE REALTY'S COUNTRY VILLAGE IN GEORGETOWN UNIT 5 PHASE III PART I |              |                          |        |             |            |            |         |   |
|  | Directions        | Ironwood north of Cleveland to Crownhill - West to home                         |              |                          |        |             |            |            |         |   |

|             |             |               |                    |
|-------------|-------------|---------------|--------------------|
| Inside City | City Zoning | County Zoning | Zoning Description |
|-------------|-------------|---------------|--------------------|

**Remarks** Country Village, a sought after development just minutes from Notre Dame, downtown South Bend and shopping, dining and services found in Mishawaka's commercial corridors - Main Street and Grape Road. This one story home features a large living room, a large kitchen with newer appliances, main floor laundry with newer washer and dryer, the primary suite with walk-in closet and step-in shower, a secondary bedroom with large closet. The lower level for storage that could be finished for additional living space. There is also a den or office off the living room. The three season room with sunny exposure leads to the newly added deck. A two-car garage has plenty of electric for the handy person, including a work bench and shelving. Newer generator for power peace of mind. Newer HVAC system ready for chilly nights and warm days.

**Agent Remarks** Buyer's agent responsible to verify room sizes, schools and taxes. Covenants and Restrictions and maintenance fee coverage in associated documents Title work initiated at Meridian Title - Mishawaka. Seller will not accept an As-Is form

| Sec               | Lot     | Lot       |  |               |          | /                                       | / 52X78 |              |                   | Lot Desc          | Level     |              |                 |                                     |               |            |   |     |
|-------------------|---------|-----------|--|---------------|----------|---|---------|--------------|-------------------|-------------------|-----------|--------------|-----------------|-------------------------------------|---------------|------------|---|-----|
| Above Gd Fin SqFt |         | 1,432     | Above Gd Unfin SqFt                                  |               | 0        | Below Gd Fin SqFt                       |         | 0            | Ttl Below Gd SqFt |                   | 735       | Ttl Fin SqFt |                 | 1,432                               | Year Built    | 1986       |   |     |
| Age               | 39      | New Const | No   | Date Complete |          |   | Ext     | Brick, Vinyl |                   |                   | Bsmt      |              |                 | Crawl, Partial Basement, Unfinished |               |            | # | 6   |
| Room Dimensions   |         |           | Baths  | Full          | Hal      | Water                                   | CITY    |              |                   | Basement Material |           |              | Poured Concrete |                                     |               |            |   |     |
| RM DIM            |         | LV        | B-Main   | 2             | 0        | Well Type                               |         |              | Dryer Hookup Gas  |                   |           | No           | Fireplace       |                                     | No            |            |   |     |
| LR                | 20 x 13 | M         | B-Upper  | 0             | 0        | Sewer                                   |         |              | City              | Dryer Hookup Elec |           |              | No              | Guest Qtrs                          |               | No         |   |     |
| DR                | 10 x 9  | M         | B-Blw G  | 0             | 0        | Fuel /                                  |         |              | Gas               | Dryer Hookup G/E  |           |              | No              | Split FlrPln                        |               | No         |   |     |
| FR                | x       |           | Laundry Rm   |               | Main     | Heating                                 |         |              | Disposal          |                   |           | No           | Ceiling Fan     |                                     | No            |            |   |     |
| KT                | 15 x 9  | M         | Laundry L/W  |               | x        | Cooling                                 |         |              | Central Air       | Water Soft-Owned  |           |              | No              | Skylight                            |               | No         |   |     |
| BK                | x       |           | AMENITIES  |               |          | Cable Ready, Deck Open, Generator-Whole |         |              | Water Soft-Rented |                   |           | No           | ADA Features    |                                     | No            |            |   |     |
| DN                | 10 x 10 | M         | House, Irrigation System, Porch Enclosed, Main Floor |               |          |   |         |              | Alarm Sys-Sec     |                   |           | No           | Fence           |                                     |               |            |   |     |
| 1B                | 13 x 14 | M         | Laundry  |               |          |   |         |              | Alarm Sys-Rent    |                   |           | No           | Golf Course     |                                     | No            |            |   |     |
| 2B                | 11 x 13 | M         |  |               |          |   |         |              | Garden Tub        |                   |           | No           | Nr Wlkg Trails  |                                     | No            |            |   |     |
| 3B                | x       |           | Garage   |               | 2.0      | / Attached                              |         | /            | 20 x 22           | /                 | 440.00    | Jet Tub      |                 |                                     | No            | Garage Y/N |   | Yes |
| 4B                | x       |           | Outbuilding 1  |               | None     | x                                       |         |              |                   |                   | Pool      |              |                 | No                                  | Off Street Pk |            |   |     |
| 5B                | x       |           | Outbuilding 2  |               |          | x                                       |         |              |                   |                   | Pool Type |              |                 |                                     |               |            |   |     |
| RR                | x       |           | Assn Dues  |               | \$220.00 | Frequency                               |         |              | Monthly           |                   |           |              |                 |                                     |               |            |   |     |
| LF                | x       |           | Other Fees   |               |          |   |         |              |                   |                   |           |              |                 |                                     |               |            |   |     |
| EX                | x       |           | Restrictions   |               | Yes      |   |         |              |                   |                   |           |              |                 |                                     |               |            |   |     |

|                         |   |              |                        |                                     |                |           |
|-------------------------|---|--------------|------------------------|-------------------------------------|----------------|-----------|
| Water Access            | Wtr Name  |              | Water Frontage         | Channel                             |                |           |
| Water Features          |   |              | Water Type             | Lake Type                           |                |           |
| Auctioneer Name         | Lic #   | Auction Date | Time                   | Location                            |                |           |
| Financing: Existing     | Proposed  |              |                        | Excluded Party                      | None           |           |
| Annual Taxes \$2,045.80 | Exemption   |              | Year Taxes Payable     | 2025 pay 2026                       | Assessed Value |           |
| Possession              | TBD   |              |                        |                                     |                |           |
| List Office             | Weichert Rltrs-J.Dunfee&Assoc. - Office: 574-277-7444 |              | List Agent             | Beverly Fisher - Cell: 574-274-4877 |                |           |
| Agent E-mail            | gofishbj@gmail.com                                    |              | List Agent - User Code | SB000941                            |                | List Team |
| Co-List Office          |   |              | Co-List Agent          |                                     |                |           |

|                              |   |                    |                             |                       |                                     |   |                     |      |              |  |
|------------------------------|---|--------------------|-----------------------------|-----------------------|-------------------------------------|---|---------------------|------|--------------|--|
| Showing Instr                | schedule through Showtime with Sentrilock |                    |                             |                       |                                     |   |                     |      |              |  |
| List Date                    | 9/15/2025                                 | Start Showing Date | Exp Date                    | 12/15/2025            | Owner/Seller a Real Estate Licensee | No  | Agent/Owner Related | No   |              |  |
| Seller Concessions Offer Y/N |   |                    | Seller Concession Amount \$ |                       |                                     |   |                     |      |              |  |
| Contract Type                | Exclusive Right to Sell                   |                    |                             |                       |                                     |   | Special List Cond.  | None |              |  |
| Virtual Tours:               | Unbranded Virtual Tour                    |                    | Lockbox Type                | Electronic Sentrilock |                                     | Lockbox Location                                      | front porch         |      | Type of Sale |  |
| Pending Date                 |   |                    | Closing Date                |                       |                                     | Selling Price   |                     |      | How Sold     |  |
| Ttl Concessions Paid         |   |                    | Sold/Concession Remarks     |                       |                                     |   | Conc Paid By        |      |              |  |
| Sell Office                  |   |                    | Sell Agent                  |                       |                                     |   |                     |      |              |  |
| Co-Sell Office               |   |                    | Co-Sell Agent               |                       |                                     |   | Sell Team           |      |              |  |
| Presented                    | Jim Dunfee - Cell: 574-286-0093           |                    |                             |                       | /                                   | Weichert Rltrs-J.Dunfee&Assoc. - Office: 574-277-7444 |                     |      |              |  |

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