


Beautiful 5 bedroom home Built by Trinity Home Builders with all of the quality, energy efficiency, and attention to detail that you have come to expect. The kitchen boasts of luxury with maple cabinetry, pull outs, walk in pantry, stainless appliances, Blackstone sink, Delta touch faucet, hand scraped hardwood flooring, custom tile back splash and high end granite tops, and the family room has a two story stone fireplace, stone columns and wood flooring. The formal dining room features a 12 ft. ceiling with a lighted tray and capital detail. The master suite has 8' French doors, crown molding, capital detail over windows and a luxury bath suite complete with a crystal chandelier. The main floor office has an 8' beveled glass door, cathedral ceiling, and wood flooring.

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Agent [Terry Weiland](#)  (ID: 1526)  
Office [Weiland Real Estate , LLC](#) (ID:943) Phone: 219-309-3245, FAX: 219-476-0983  
Property Type Residential Property Subtype(s) Single Family Detach  
Agreement Type Exclusive Right  
Area 209-Valpo/Center Uni  
Subdivision Tuscany  
County Porter APN/Key # NEW OR UNDER CONSTRUCTION  
Beds 5 Baths 4  
Approx Square Feet 3154 Sq Ft Source Building Plan  
Lot Sq Ft (approx) 11050 Lot Acres (approx) 0.254 Lot Size Source (Survey)  
Year Built 2009  
Cross Street  
Original Price 469,900  
Occupant Type Vacant  
Occupant Name Phone To Show 219-309-3245  
Owner Name Owner Phone 219-309-3245  
Showing Instructions Call listing agent / Builder  
Directions to Property Route 30 to Route 2 Go south west about 1/2 mile to Heavilin Road/ 50 west turn. Turn left or south to the entrance to Tuscany Subdivision on the right 1/4 mile.  
Address: 1450 Tuscany Drive Valparaiso Indiana 46385  
Listing Price 469,900

Location/Basic Info

Legal Description 1	lot 19 Tuscany subdivision
Township	Center
Lot Dimensions	85X130
Exemption	No
New Construction	Never Occupied
REALTOR.com Export?	Yes
Garage # of Cars	3.00
Total # Fireplaces	1
Basement	Yes
Gr-Level Walkout Bsm	No
Crawl	Yes
Slab	No
Sewer	Yes
Septic	No
Municipal Water	Yes
Well	No
Central Air	Yes
Agent Owned/Interest	Yes
HUD Code Manufacture	No
Electronic Key Box	No
HOA/POA-Annual Amt.	\$480.00
HOA/POA-Monthly Amt.	\$40.00
Possession	DOC
Grade School	Hayes Leonard
Junior High School	Ben Franklin ,Valparaiso
High School	Valparaiso High School

#### Room Sizes & Levels

Living Room	21x20 Level: Main (2 story hand scraped flooring)
Dining Room	15x12 Level: Main (12 ft lighted tray wood flooring)
Kitchen	23x16 Level: Main (Granite tops, wood floor, tile back spla)
Rec Room	17.10x7 Level: Upper (loft room)
Main Bedroom	17.80x14.60 Level: Main (9 ft ceilings 8' french doors crown mold)
2nd Bedroom	14.40x13.30 Level: Upper (jack and jill bathroom)
3rd Bedroom	13.70x14.20 Level: Upper (jack and jill bathroom)
4th Bedroom	12.40x14.20 Level: Upper (Play room/computer room off bedroom)
Addl. Room 1 Name	5th Bedroom

Addl. Room 1 Size 13.20x10.80 Level: Upper (cathedral ceiling)  
 Addl. Room 2 Name Office (cathedral ceiling hand scr wood floor)  
 Addl. Room 2 Size 13.40x10 Level: Main  
 Addl. Room 3 Name Other  
 Addl. Room 3 Size 12x10 Level: Upper (toy room/computer room off br 4#)  
 Total # of Rooms 11

Apx. Fin + Unfinished =Tot SF

Upper Level SF Fn + Ufin 1293  
 Main Level SF Fn + Ufin 1861  
 Total (Less Basement) 3154  
 Basement Sq Ft 1861  
 Tot. All Lev. Fn + Ufin 5015

Apx. Finished Sq Ft

Upper Level SF Fin 1293  
 Main Level SF Fin 1861  
 Total(Less Basement) 3154  
 Total All Lev. Fin. 3154

Bathrooms

Upper Full 1  
 Upper 3/4 1 (Jack and Jill)  
 Main Full 1  
 Main 1/2 1  
 Total Full Baths 2  
 Total 3/4 Baths 1 (1 Jack and Jill)  
 Total 1/2 Baths 1  
 Total Baths 4

Design & Amenities

Design 1.5 Sty/Cape Cod, 2 Story  
 Garage Description Attached, Garage Door Opener  
 Exterior Shakes, Stone, Vinyl  
 Exterior Features Patio, Covered Porch, In Ground Sprinklers  
 Lot Description Curbs, Landscaped, Sidewalks, Nearly Level, Sloping  
 Interior Features Cath/Vault Ceilings, Den/Office, Main Floor Laundry, Main Floor Bedroom, Main Floor Bathroom, Formal Dining Room, FP Living/Great Room, Great Room, Whirlpool Tub, Finished Laundry Rm, Main Bedroom Bath, Common Rec Room

Appliances	Dishwasher -Built-In, Disposal, Microwave, Gas Range -Portable, Refrigerator
Equipment	Cable TV Hookup, Sump Pump
Heat Type	Natural Gas
Heat System	Forced Air
Annual Maint Incl	Scavenger
Possible Financing	Cash, Conventional, Insured Conventional