

Open concept custom designed ranch located on a large lot bordering commons areas and the pond with beautiful views from most rooms. This home is very bright and cherry with lots of windows and beautiful views. The best quality products have been used in this home with 12 foot ceilings in the main areas. 8 foot doors, wood floors, stone columns, large trim, crown molding, faux finishes, coffered ceiling in dining room, built in TV on the stone fireplace, granite countertops, under cabinet lighting, and designer lighting are used in this custom decorated and landscaped home. The home has extra insulation and weatherproofing to make it more energy efficient and enjoyable. All of the stainless kitchen appliances are included. a large deck overlooks the pond and fields with lots of privacy. The basement has daylight windows and is already rough plumbed for a bath. With energy efficient furnace and hot water heater.

Agent [Terry Weiland](#)
 Office [Weiland Real Estate , LLC](#)
 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
 Subdivision Tuscany

County	Porter	APN/Key #	NEW OR UNDER CONSTRUCTION
Beds	3	Baths	3
Approx Square Feet	2300	Sq Ft Source Building Plan	
Lot Sq Ft (approx)	11761	Lot Acres (approx) 0.270	Lot Size Source (Plat Map)
Year Built	2010		
Cross Street	Heavilin Road		
Original Price	419,900		
Occupant Type	Vacant		
Occupant Name		Phone To Show	219-309-3245
Owner Name	Trinity Home Builders	Owner Phone	219-309-3245
Showing Instructions	please remove shoes		
Directions to Property	route 30 to route 2 go southwest 1mile to Heavilin Road turn south 1/4 mile to Tuscany Drive		

Location/Basic Info

Legal Description 1	Tuscany subdivision lot 20
Township	Center
Lot Dimensions	101x165
Exemption	No
New Construction	Never Occupied
REALTOR.com Export?	Yes
Garage # of Cars	3.50
Total # Fireplaces	1
Basement	Yes (full daylight basement lots of light)
Gr-Level Walkout Bsm	No
Crawl	No
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 (includes garbage,street lights, maint co)
HOA/POA-Monthly Amt.	\$40.00
Earnest Money Dep.	\$5000
Possession	Day of closing
Grade School	Valparaiso Central
Junior High School	Valparaiso Ben Franklin
High School	Valparaiso

Room Sizes & Levels

Living Room	29x17 Level: Main (Wood floor, Stone FP, TV, Pond view)
Dining Room	12x14.80 Level: Main (coffered ceiling, wood floor, Faux Paint)
Kitchen	14x14 Level: Main (all appliances, granite, open concept)
Main Bedroom	17.60x15 Level: Main
2nd Bedroom	12.40x12 Level: Main (Jack n Jill)
3rd Bedroom	12.40x12 Level: Main (pond view Jack n Jill)
Addl. Room 1 Name	Office
Addl. Room 1 Size	9x6.50 Level: Main

Total # of Rooms 7

Apx.Fin+Unfin=Tot SF

Main Lvl SF Fn+Ufn 2300
Total (Less Basmnt) 2300
Basement Sq Ft 2300
Tot. All Lev. Fn+Ufn 4600

Apx. Finished Sq Ft

Main Lvl SF Fin 2300
Total(Less Basement) 2300
Total All Lev. Fin. 2300

Bathrooms

Main Full 1
Main 3/4 1
Main 1/2 1
Total Full Baths 1
Total 3/4 Baths 1
Total 1/2 Baths 1
Total Baths 3

Design & Amenities

Design Ranch/1 Sty/Bungalow
Garage Description Attached, Garage Door Opener
Exterior Stone, Vinyl
Exterior Features Covered Porch, Deck
Lot Description Curbs, Lake View Lot, Landscaped, Pond, Water Rights, Paved Street Access, Sidewalks, Sloping
Interior Features Den/Office, Main Floor Laundry, Main Floor Bedroom, Main Floor Bathroom, Formal Dining Room, FP Living/Great Room, Whirlpool Tub, Finished Laundry Rm, Main Bedroom Bath, Country Kitchen
Appliances Dishwasher -Built-In, Disposal, Microwave, 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, FHA, VA