



**Mulberry** **46058**  
 Listing Price **\$165,000**  
 MLS # **201820208**  
 Area **Clinton County**  
 Listing Date **5/12/2018**  
 REO Y/N **No**  
 Short Sale Y/N **No**  
 Auction Y/N **No**

**JOE RISSE**  
 REALTY INC.  
 www.joerisse.com

### Property Information

Property SubType **Site-Built Home** Pool Y/N **No**  
 Style **One and Half Story** Garage/# of Cars **1.0**  
 # Total Rooms **7** Garage Type **Attached**  
 Total # Bedrooms **3** Waterfront Y/N **No**  
 # Above Grade Bedrooms **3** Water Name  
 Total # Full Baths **2** Year Built **1882**  
 Total # Half Baths **0** Zoning  
 Fireplace Y/N **Yes** Annual Taxes **\$1,607.00**  
 FIREPLACE **Family Rm, Wood Burning** Year Taxes Payable **2017**  
 Association Dues \$  
 Assoc. Dues Frequency **Not Applicable**

### Square Footage

Above Grade Finished SqFt **1,978**  
 Above Grade Unfin. SqFt **0**  
 Below Grade Finished SqFt **0**  
 Below Grade Unfin. SqFt **400**  
 Total Finished SqFt **1,978**  
 Total SqFt **2,378**

Lot Dimensions **Irregular**  
 Approx. Lot Size Acres **0.2955**  
 Legal Description **Lot 36 Maple Grove Add**  
 Subdivision **None**  
 Builder's Name

### Room

Room	Approximate Size	Level
Living Room	20 x 8	Main
Dining Room	15 x 12	Main
Kitchen	15 x 15	Main
Family Room	18 x 24	Main
Bedroom 1	14 x 13	Main
Bedroom 2	8 x 12	Main
Bedroom 3	12 x 12	Main
Bedroom 4	x	
Bedroom 5	x	

### Schools

School District **Clinton Prairie School Corp.**  
 Elementary **Clinton Prairie**  
 Middle School **Clinton Prairie**  
 High School **Clinton Prairie**

### Utilities

Water Utility **City**  
 Sewer **City**

### Directions and Remarks

Directions to Property **Take State Road 38 into Mulberry to Main Street. Go South on Main Street to Jefferson Road. Go Southeast on Jefferson Road, home will be on the left hand (NE) side.**

Remarks **This spacious 3 bedroom, 2 bathroom home has been totally renovated and is ready to become your new home! Virtually everything has been done to the original structure. Stripped to the studs and new insulation, wiring, drywall, plumbing, fixtures, cabinets, counters, carpets, tile, roof, windows and siding. Beautiful and huge family room with wood stove. All new kitchen. Big master bedroom with full bath. Attached garage and big corner lot. Check this home out!**

### Other Features

ARCHITECTURAL STYLE **Traditional**  
 BASEMENT/FOUNDATION **Crawl, Partial Basement, Unfinished**  
 BASEMENT MATERIAL **Block**  
 EXTERIOR **Vinyl**  
 LOT DESCRIPTION **Corner, Level, 0-2.9999**  
 SALE INCLUDES **Dishwasher, Microwave, Water Heater Gas**

AMENITIES **Cable Available, Countertops-Laminate, Detector -Smoke, Dryer Hook Up Electric, Eat-In Kitchen, Natural Woodwork, Patio Open, Range/Oven Hook Up Elec, Tub /Shower Combination, Formal Dining Room, Main Floor Laundry**  
 HEATING/FUEL **Gas, Forced Air**  
 COOLING **Central Air**  
 PROPOSED FINANCING **Cash, Conventional, USDA, Indiana Housing Authority, VA**  
 WATER FEATURES **None**  
 ENERGY EFFICIENT **Doors, Windows**  
 ENRGY EFFCNT WIN/DOORS **Insulated Doors, Insulated Glass**

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