

## Features:

Come & see this beautiful 4-bedroom ranch style home with a lower level & 3 car garage in the desirable Southwest Allen County Area! Upon entering the home, you will find the den with built-in shelving, and natural colored wood trim surrounding the room. The formal dining room is off to your left and just off the kitchen where there is plenty of cabinet space and pantry for storage. The kitchen also has an island with the oven built-in, off the kitchen is the breakfast room overlooking the spacious backyard. The enclosed porch is also off the breakfast room as well. The main bedroom en-suite is located on the main level of the home and has a large bathroom with a large jetted tub, dual sinks, and walk-in closet. There is a roll-in shower on the main level for handicap accessibility as well as a full lift in the garage to assist in getting someone in the home.

The second bedroom is on the main level and has its own bathroom & walk in closet, and window bench which lifts to put storage in as well. The other two bedrooms on the lower level also have their own bathrooms & walk-in closets.

When entering the lower level there are two living spaces & a curved bar with cabinets for entertaining family/friends. There is also a storage room so you have plenty of space for seasonal decor/etc., and a saferoom behind the pole board (ceiling is made of wood), as well as a recreational room that was used as a kids play room. Lastly, the stunning backyard that has a deck off the main level, and stairs that head down to the lower level of the home where the sliding glass door is and large patio. The property is completely landscaped, with a large pond in the back, stocked for fishing & a built-in bench near the pond to take in the views.

Don't miss out on seeing this charmer today! The kitchen appliances stay with the home.

There is an alarm system by Guardian Alarm and five outdoor cameras by Night Owl that stay with the home, as well as an underground irrigation system.

\*No warranty on appliances kept with the home as-is.\*

Updates include: steps/railing on deck (boards on deck) all new.

The home does have geothermal (see receipt of inspection by HVAC co., it is in working order).