



Addr: 820 NILES AVE UNIT E **\$ 230,000**
MLS#: 226367 RES Townhome/Condo Active
Area: 01 SOUTH BEND NE **P/P:** 90 **Yr Blt:** 2000
Bedrooms: 3 **Fbaths:** 3 **Hbaths:** 1 **Apprx. SqFt:** 1,860

Subd: RIVER POINT **Lot Size:** 0 X 0
Legal Descr: LOT 1 CDT LL NILES AVE MINOR SUB
City: SOUTH BEND **Zip:** 46617 **Township:** SPOR
Tax Key#: 18-5038-134302 **Asd Val:** \$ 165,100 **Exmp:** NONE
Tax Rate: 5.1524 **Tax Comp:** WO **Taxes:** \$ 6,540

Style: QUADLEV **Exter:** BRICK
Bsmt Type: FINISHED, FULL_PRD

Garage: 2_CAR, ATTACHED, DR_OPNER **GaragSz:** **GaragSqFt:** 400
Sp Assmt: N **Assc Fee:** **Condo Fee:** \$ 85.000
Prop Dir: CORNER OF CORBY AND NILES AVE

Level 1: LIV_ROOM **Wt/Sw:** MUN_WTR, MUN_SWR **Fin Terms:** CONV, FHA, VA, CASH **Show Instr:** KEYBOX, VACANT, CALL_LA

Level 2: DIN_ROOM, KITCHEN, 2_BRS, 1_H_BTH **Wtr Ht:** GAS **Possession:** D_O_C

Level L: 1_BR, 1_BATH, LAUNDRY **WtrSf:** NONE **Site Description:** CORNER

Floor: CARPET, TILE, SEE_RMKS **DinRm:** EAT_IN, SEE_RMKS

Contract Type: Exclusive Right to Sell

Multiple Photos: Yes

Appliances: RNG_OVEN, REFRIG, DISHWSHR **Interior/Exterior:** DECK, MBR_WBTH, CABLE_HK **A Fee Incl:** COM_AREA **Comm Amn**

Heating: GAS, FCD_AIR **Cooling:** CEN_A_C

School System: South Bend Community **Elem School:**

Middle School: **High School:**

Virtual Tour:

SOPHISTICATED 3 BEDROOM, 3.5 BATH TOWNHOUSE IN AN INTIMATE COMPLEX OF JUST 5 UNITS - CLOSE TO NDU. HIGH CEILINGS, MULTIPLE LEVELS, OPEN SPACES, AND 2 EXTERIOR DECKS ARE THE MOST NOTABLE FEATURES. IT ALSO FEATURES AN ATTACHED 2 CAR GARAGE, PRIVATE BATHS FOR EACH BEDROOM AND IN-UNIT WASHER AND DRYER HOOK-UPS. LOVELY CITY AND RIVER VIEWS. LARGE ISLAND KITCHEN AND DINING AREA OVERLOOKS SPACIOUS LIVING ROOM AND LOWER BALCONY, 2 BEDROOMS AND BATHS UPST AIRS AND ANOTHER BEDROOM AND BATH ON THE LOWER LEVEL. MASTER BEDROOM FEATURES A FANTASTIC DECK OVERLOOKING THE ST. JOE RIVER. NO SHOWINGS UNTIL FEB 25

Owner: **Ph:** **LD:** 02/11/2008 **XD:** 08/11/2008
List Off: 150 HOME GALLERY, L.J.C. CORP. **Ph:** 574-252-4663 **BB:** 3 **D.C.:** N **M.O.N.:** Y
List Agt: 002134 JOE, MOLNAR **V.M.:** 574-235-4895 **Cell:** 574-286-5683 **M/S:** \$ 2,500
List Agt ID: JOEMOLNAR **Email to:** jamolnar@realst8.com
Alt. Agt 2: **Alt. Agt 2 Phone:** **WD:**
Alt. Agt 3: **Alt. Agt 3 Phone:**
Alt. Agt 4: **Alt. Agt 4 Phone:**

Pending Date: **Sold Date:** **ADOM:** 8 **SP:**
SO: **Ph:** **Points:** **Down Pmt:**
SA: **V.M.:** **TypFin:** **AprSF:**
SA ID: **Email to:** **Cell:** **Slr Concessions:**