

For Sale



50935 Stone Hill Court

Granger, IN 46530

\$324,900

Contact: 574-210-0824

For more information: <http://nd.edu/~pslagger/index.html> or MLS # 238649

You won't believe the room you have in this house!!! Though it appears small from the front, it actually has three stories of living space. Total 4500 square foot breakdown includes: Main two floors – over 2700 sq. ft.; finished basement – over 1,800 sq. ft. – plus additional room for storage in the basement and room to expand over the garage.

This is a great family home in move-in condition. Stunning 4/5-bedroom, 3-1/2 bath home in immaculate condition in desirable Saddlebrook subdivision. Situated at the end of a quiet cul-de-sac, this lovely home has a large yard that is beautifully landscaped with easy to maintain perennial gardens that can be enjoyed from the porch in the front or the Patio or Sun Room in the back. The open floor plan is wonderful for entertaining and lends itself to comfortable, casual living. The 1st floor includes master bedroom suite, sunroom, family + living + dining rooms, large kitchen with island and breakfast nook, walk-in pantry, office and laundry. Second floor has three bedrooms, full bath, plus open sitting area. The basement is fully finished and includes a 2nd family room, wet bar, 5th bedroom, full bath and extensive storage area. Large, unfinished bonus room over garage provides great storage + potential for easy expansion. Neutral colors and stained wood trim and 6-panel doors throughout. Oversized 2-car garage with cabinets and shelving for storage. Great schools in the PHM school district: Northpoint Elementary, Discovery Middle School and Penn High School. 15-minutes to Notre Dame campus; less

than 1 mile from St. Pius X Grade School. Bike through neighborhoods to the new Harris Township Public Library. This is a great house/great neighborhood for families.

- Beautifully maintained, immaculate home in move-in condition
- 4,500+ square feet of living space
- Spacious 2-story foyer
- Beautiful ceramic tile/oak mantel featured on fireplace
- Beautiful stained wood trim, doors and Andersen windows
- Large porch in front and comfortable, bright sun room overlooking the backyard
- Large flat private backyard with patio
- Ceramic tile/wood/carpet throughout
- Custom blinds throughout
- New side-by-side refrigerator and 50-gallon, energy efficient gas water heater
- Wired for satellite and cable
- Gas fireplace/range/dryer
- New septic system (2 years) provides 2 septic fields
- Irrigation system
- Wired for Invisible Fence + ADP security system

- 1st floor includes:
 - Large master bedroom suite (19' X 14') with large walk-in closet; full bath with double sink, shower and whirlpool tub
 - Large kitchen (15' X 20') with desirable maple cabinets includes walk-in pantry, island, breakfast room and built-in desk
 - Family room (19' X 14') is wired for surround sound with gas fireplace + built-in oak cabinets
 - Dining room (12' X 14') with beautiful French doors, tray ceiling, recessed lighting, bay window
 - Living room/parlor (10' X 13.5')
 - Office with internet connection (8' X 6')
 - First floor laundry (12' X 6') includes laundry tub, storage shelves and cabinets
 - Gorgeous sun room (11.5' X 11') with beautiful cedar floors

- 2nd floor includes:
 - 3 bedrooms: first bedroom (13' X 14') includes alcove with built-in window seat, large walk-in closet; 2nd bedroom (11' X 13.5') includes alcove and large double closet; 3rd bedroom (12' X 12') includes 2 large closets and connects to bonus room
 - Full bath with tub/shower and double sinks
 - Linen/storage closet in hallway
 - Large unfinished bonus room (19.5' X 14') over garage connects to 2nd floor; provides excellent storage + potential to expand

- Fully finished basement mirrors the living space on the first floor and includes:
 - Bonus family/recreation room (13' X 28')
 - 5th Bedroom (11.5' X 15') with double walk-in closets
 - Full bath with shower
 - Office/study space (20' X 15.5') with wet bar
 - Large unfinished storage and work area with built-in shelving