



**For Sale By Owner
18263 Berger Street
(Corner of Berger and Willis)
South Bend, Indiana**

***Newly Built Executive Ranch Home Three Blocks From the
University of Notre Dame***

This single-family home was built in 2007 by Century Builders for a Notre Dame VP to the highest-quality standards and using the best materials available. Located on a full half-acre corner lot, the home was situated to take maximum advantage of available sunlight, and is only three blocks from Notre Dame's Bulla Street entrance, and a very short walk to ND Stadium, the Joyce Center, the Main Campus, and the Warren Golf Course. Walk to Martin's grocery or any of the many restaurants in the area. The neighborhood is quiet and safe, populated by long-time residents of the area. The home provides all of the modern conveniences and benefits of new construction. The neighborhood is uniquely situated in St. Joseph County, for easy access to both downtown South Bend (museums, restaurants, shopping, theaters) and Grape Road (commercial shopping, dining and services), but without city taxes.

Price: \$595,000

All buyer's agent fees are to be paid by the buyer; seller will not pay any real estate agent or broker fees.

- Email or call for private appointment
- March 30: Preferred date for transfer of possession

Contact Information

Gordon and Cynde Wishon
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*** Email for link to additional pictures, floorplans ***

FEATURES

New, Century Builders custom executive home three blocks east of Notre Dame
2400 sq. ft. on main, 1300 sq. ft. finished on lower level

3 bedrooms, 3 ½ bathrooms

Lot size 150' by 150'

Beautifully landscaped

Hardwood flooring, custom carpeting, porcelain tile

Attention to every detail

Stacked stone and vinyl siding

Foam in-wall insulation

Custom crown molding throughout

Gas forced air furnace, hot water

Zoned heating, A/C controls, built-in Honeywell humidifier system

Well, septic system

Whole house Culligan water filtration system

Culligan water softener

Custom large tilt-wash windows on all sides of home

Open concept floorplan with:

- Master on main

- Main level guest bedroom with full bath

- Ceiling fans throughout

- Beautifully finished hardwood floors

- Plantation wood shutters throughout main level

- Large concrete back patio

- Relaxing and large front porch

- Solid wood interior doors throughout

- Large open kitchen with granite countertops and large island

 - Custom KraftMaid natural cherry cabinetry

 - Custom travertine backsplash

 - Custom lighted glass doors

 - Undercabinet lighting

 - Jenn-air stainless wine refrigerator

 - Jenn-air stainless convection oven and microwave

 - Jenn-air stainless six burner down draft oven

 - Jenn-air stainless warming drawer

 - Built-in trash and recycle bins

 - Large pantry with custom shelving

 - Stainless double sink with disposal, separate filtered water faucet

- Beautiful, brightly lit breakfast area with sliders to back yard and patio

- Library/den with custom built-in bookcase and French doors to patio

- Two stacked stone gas fireplaces

 - Custom designed mantel over main level fireplace

- Three-sided gas fireplace on lower level

* All of the information contained herein has been obtained from sources deemed to be reliable, but it is not guaranteed. Buyer is encouraged to confirm all relevant information as part of due diligence.

Large Master Bedroom and Bath

Incredible master closet with custom built-in shelving, drawers, and ironing station, large granite island with four laundry hampers and ten additional drawers

Granite countertops on twin his/her vanities

Cable TV hook-up

Large shower with multiple spray nozzles, seat

Large corner Jacuzzi tub

Ceramic tile throughout

Large laundry room with utility sink, broom/coat closet, ceramic tile floor

Bright and open 1400 sq ft finished lower level that includes:

One bedroom with custom shelved walk-in closet

Full bath

Three-sided stacked stone fireplace

Media room pre-wired for 7.1 sound system, in-ceiling speakers

Pool table/game room

Large cedar storage closet

Additional game storage closet

Large windows

Large custom alderwood bar with:

Custom lighted cabinets with glass doors

Sink

Dishwasher

Wine refrigerator

Beverage refrigerator

Microwave

Surround sound pre-wiring on both levels (5.1 on main, 7.1 in media room)

Whole-house sound system with speakers on both levels, front porch, rear patio

Cable TV, data network pre-wired to every room, garage

Custom-shelved closets in every room

Extra large three car heated garage with sink, custom lighting, golf cart storage area

ADT home security system with CO2, basement water detection

Three day-night security cameras

Sprinkler system

Patio gas line installed and pre-wired for lighting

Landscape pre-wired for lighting

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