



SKYWARD REALTY

YOUR DREAM HOME SPECIALIST

**3608 S 450 W, NORTH
JUDSON, IN 46366**

PRESENTED BY:

**SHENA OMOTOLA, MBA
OWNER & BROKER**

Luxury Home Specialist™

Second Home & Resort Specialist™

Negotiation Specialist™

LICENSED IN FLORIDA, ILLINOIS & INDIANA

PROPERTY DETAILS

OFFERED AT: \$675,000

PROPERTY TAXES: \$4393



6 BDRM



4.5 BATH



4246
SQFT



- 10 Lot Acres - No HOA
- 2-Car Attached Garage
- 2-Car Heated Detached Garage
- 40'x60' Pole Barn- Roughed-In Plumbing For A Bathroom
- 40'x40' Basketball Court
- Central Air Conditioning
- Finished Basement
- Double-Sided Fireplace

This rustic home sits on 10 acres of land, offering privacy and quiet away from everyday life. The property comes with emus, peacocks, and chickens that lay fresh eggs. The outdoor amenities are limitless, with an oversized pole barn roughed in for a bathroom and 220 amp, a heated detached 2-car garage with epoxy floors and water hookup, and a private basketball court. The home is just as impressive as the land it's on, with over 4393 sq of living space and a fully finished basement the length and width of the entire house. Highlights are an attached 2-car garage, a gorgeous double-sided fireplace, spacious kitchen cabinets, a main floor laundry room, and a gun safe in the basement. Use your creativity to transform the pole barn into the perfect in-law suite. Located in North Judson, this home is a short drive from downtown and less than 10 minutes from Bass Lake. Enjoy the luxury of Indiana life with low taxes, minimal traffic, and access to beautiful parks and beaches.



BUILDER'S PLANS



A modern kitchen featuring light-colored wood cabinetry with horizontal grain and simple metal handles. A central island with a granite countertop and matching wood base is the focal point. Two cylindrical pendant lights hang above the island. The kitchen includes a stainless steel range hood, a gas cooktop, and a microwave. The floor is made of dark wood planks, and the walls are painted a light blue-grey color. A white door is visible on the right side of the frame.

MODERN KITCHEN

KITCHEN DETAILS



- Granite Countertops
- Ventilation Hood
- Double-Door Fridge
- Gorgeous Island
- Stainless Steel Appliances
- Organized Pantry Space
- Plenty Of Storage





BEDROOMS

BEDROOM DETAILS



- High Ceilings
- Walk-In Closets
- Large Windows For Sunlight
- Spacious Main Bathroom
- Jack & Jill Bathroom
- Private Rooms In Basement





OUTDOOR AMENITIES

OUTDOOR FEATURES



- Chickens Coop & Peacocks
- Pole Barn (40' x 60')
Roughed In For Bathroom & 220 Amp
- Attached 2-Car Garage
- Heated Detached 2-Car Garage
With Epoxy Floors & Water Hookup
- Basketball Court (40' x 40')
- Gun Range
- Gravel Driveway





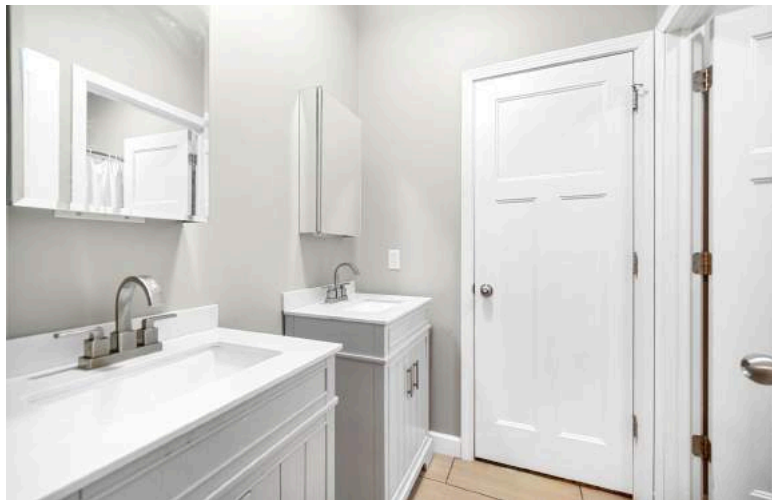
SPECIAL FEATURES



SPECIAL FEATURES



- Finished Basement
(Entire Length & Width Of Home)
- Pool Table & Table Tennis Included
- Gun Safe In Basement
- Main Floor Laundry Room
- Oversized Loft (16-11' x 25-7')
- Double-Sided Fireplace
- Abundance Of Storage Space



WHY INDIANA?

Look no further, take advantage of your opportunity to own this rustic home on 10 acres of land. This home is a private get-away where you can relax and enjoy the peace and quiet. It is conveniently located near downtown North Judson, just 2.5 miles from top-rated public schools, approximately a 20-minute drive to Tippecanoe River State Park, and less than 10 minutes from Bass Lake.

Experience the best Indiana has to offer with low taxes, minimal traffic, and easy access to stunning parks, beaches, and museums.

No need to wait, 3608 S 450 W, North Judson is ready for you to call home.



FINANCING OPTIONS

TAKE ADVANTAGE OF LOWER THAN MARKET INTEREST RATES WITH VOYAGE HOME LOANS

COMPETITIVE RATES, QUICK CLOSINGS & FREE APPRAISALS

FOR MORE INFORMATION ON THE PRODUCTS WE OFFER VISIT:

WWW.VOYAGEHOMELOANS.COM



APPLY NOW!

**DISCLAIMER: SKYWARD REALTY, & VOYAGE HOME LOANS, LLC ARE BOTH OWNED BY SHENA OMOTOLA. CONSUMERS ARE NOT OBLIGATED TO USE EITHER COMPANY TOWARDS THE PURCHASE OF THE PROPERTY ADVERTISED.*



2020489. The principal, interest and MI payment does not include taxes and insurance premiums, which will result in a higher actual monthly payment. Rates are current as of 7/30/2024. Subject to borrower approval. * APR is based on estimated finance charges of \$ 14462. ** APR is based on estimated finance charges of \$ 14500. *** APR is based on estimated finance charges of \$ 14762. PAYMENT INCLUDES A ONE-TIME UPFRONT MORTGAGE INSURANCE PREMIUM (MIP) AT 1.75% OF THE BASE LOAN AMOUNT AND A MONTHLY MIP CALCULATED AT 0.55% OF THE BASE LOAN AMOUNT. THE 0.55% MONTHLY MIP IS REQUIRED FOR A SPECIFIC PERIOD OF TIME REGARDLESS OF YOUR DOWN PAYMENT OR EQUITY IN YOUR HOME.



DISCLOSURES



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE State Form 46234 (R6/6-14)

Date (month, day, year)
July 18 2024

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by I.C. 160-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code) 3608 S 450 W, North Judson, IN 46366

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	X				Cistern	X				
Clothes Dryer			X		Septic Field/Bed			X		
Clothes Washer			X		Hot Tub			X		
Dishwasher			X		Plumbing			X		
Disposal	X				Aerator System	X				
Freezer	X				Sump Pump			X		
Gas Grill			X		Irrigation Systems	X				
Hood			X		Water Heater/Electric	X				
Microwave Oven			X		Water Heater/Gas			X		
Oven			X		Water Heater/Solar	X				
Range			X		Water Purifier	X				
Refrigerator			X		Water Softener	X				
Room Air Conditioner(s)	X				Well			X		
Trash Compactor	X				Septic and Holding Tank/Septic Mound	X				
TV Antenna/Dish	X				Geothermal and Heat Pump	X				
Other:					Other Sewer System (Explain)	X				
					Swimming Pool & Pool Equipment	X				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?				X	
					Are the structures connected to a public sewer system?				X	
					Are there any additions that may require improvements to the sewage disposal system?				X	
					If yes, have the improvements been completed on the sewage disposal system?				X	
					Are the improvements connected to a private/community water system?				X	
					Are the improvements connected to a private/community sewer system?				X	
					D. HEATING & COOLING SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	
					Attic Fan	X				
					Central Air Conditioning			X		
					Hot Water Heat			X		
					Furnace Heat/Gas			X		
					Furnace Heat/Electric	X				
					Solar House-Heating	X				
					Woodburning Stove	X				
					Fireplace			X		
					Fireplace Insert	X				
					Air Cleaner	X				
					Humidifier	X				
					Propane Tank			X		
					Other Heating Source	X				

NOTE: Means a condition that would have a significant "defect" adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller Howard Brundage	Date (mm/dd/yy) 07/30/2024	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



DISCLOSURES

Property address (number and street, city, state, and ZIP code) 3608 S 450 W, North Judson, IN 46366			
2. ROOF			
Age, if known	Years: 9	YES	NO
Does the roof leak?			<input checked="" type="checkbox"/>
Is there present damage to the roof?			<input checked="" type="checkbox"/>
Is there more than one layer of shingles on the house?			<input checked="" type="checkbox"/>
If yes, how many layers?			<input checked="" type="checkbox"/>
3. HAZARDOUS CONDITIONS			
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			<input checked="" type="checkbox"/>
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?			<input checked="" type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			<input checked="" type="checkbox"/>
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			
The propane tank for the house is staying, but the seller is taking the propane tank for the pole barn with them.			
4. OTHER DISCLOSURES			
Do structures have aluminum wiring?			<input checked="" type="checkbox"/>
Are there any foundation problems with the structures?			<input checked="" type="checkbox"/>
Are there any encroachments?			<input checked="" type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?			<input checked="" type="checkbox"/>
Is the present use of non-conforming use? Explain:			<input checked="" type="checkbox"/>
Is the access to your property via a private road?			<input checked="" type="checkbox"/>
Is the access to your property via a public road?		<input checked="" type="checkbox"/>	
Is the access to your property via an easement?			<input checked="" type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			<input checked="" type="checkbox"/>
Are there any structural problems with the building?			<input checked="" type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?			<input checked="" type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			<input checked="" type="checkbox"/>
Is there any damage due to wind, flood, termites, or rodents?			<input checked="" type="checkbox"/>
Have any structures been treated for wood destroying insects?			<input checked="" type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?			<input checked="" type="checkbox"/>
Is the property in a flood plain?			<input checked="" type="checkbox"/>
Do you currently pay for flood insurance?			<input checked="" type="checkbox"/>
Does the property contain underground storage tank(s)?			<input checked="" type="checkbox"/>
Is the homeowner a licensed real estate salesperson or broker?			<input checked="" type="checkbox"/>
Is there any threatened or existing litigation regarding the property?			<input checked="" type="checkbox"/>
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?			<input checked="" type="checkbox"/>
Is the property located within one (1) mile of an airport?			<input checked="" type="checkbox"/>
The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections, or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.			
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FORM #03.


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SHENA OMOTOLA, MBA

MANAGING BROKER & OWNER
CERTIFIED LUXURY HOME SPECIALIST
SECOND HOME & RESORT SPECIALIST

 **219-627-2317**

SHENA@SKYWARDREALTY.COM



Property Details



Thank You



CORPORATE OFFICE: 1 WESTBROOK CORP. CTR SUITE #300, WESTCHESTER, IL 60154

FLORIDA OFFICE: 100 S. ASHLEY DRIVE, SUITE #600, TAMPA, FL 33602

WWW.SKYWARDREALTY.COM