

real BROKER, LLC
646-859-2368
HANNAH BURKEY

TEN7PROJECT
260-687-7051

189 E STATE ROAD 120
FREMONT, IN
46737

HOME FOR *Sale*



Embrace the opportunity to own your very own private homestead with this enchanting log cabin, nestled on a serene, secluded lot just minutes away from the vibrant heart of downtown Fremont.



3 BEDROOMS



2 BATHROOMS



4.54 ACRES



2,293 SQ FT

This home is being sold in tandem with the commercial building situated directly in front of it, allowing you to establish your dream business while enjoying the comforts of home just steps away.



FEATURES & Updates



KITCHEN: Open concept kitchen. Refrigerator, dishwasher, and gas stove to stay with home.

LAUNDRY ROOM: Convenient main level laundry room and pantry. Washer and electric dryer to stay with home.

MAIN LIVING: Open concept living with walkouts to partial wrap around deck. Upper level loft with rec room and bedroom. Hallway bathroom updated with new shower, cabinets, flooring, and toilet.

MASTER SUITE: Spacious main level master suite with wood accent wall. Bathroom update 5 years ago with new shower, cabinets, flooring, and toilet.

OUTDOOR LIVING: 4.54 Acres. Spacious deck perfect for summer entertaining. (50 ft x 50 ft) garden with raised beds and water hydrant with sprinkler system. Hand pump with it's own well. Pole Barn was built in 2010, measures (24 ft x 28 ft) (864 sq ft), and is equipped with natural gas radiant heat and electricity. Utility shed is also equipped with electric baseboard heat, electricity, window air conditioning unit, and measures (26 ft x 12 ft) (312 sq ft).

MISC: Full, partially finished basement. Home is wired for a whole house generator. Generator not included in sale. HVAC system is less than 10 years old. Carpet in whole house was installed about 5 years ago. The home is being sold together with the commercial building that is located directly in front of it. This arrangement is due to the properties being interconnected; specifically, the well that services the commercial building is situated on the lot of the home. There is a driveway that connects the two properties, and both the house and the restaurant have their own separate electrical and natural gas connections as well as septic systems.



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UTILITY *Information*



ELECTRIC: Steuben CO REMC: \$253/month

TRASH: Republic 6 Yard Dumpster: \$158/month.

INTERNET: Lakeland: \$87/month.

NATURAL GAS: NIPSCO: \$153/month.

WATER: Own Well. Water Softener rented through Echo Water System (\$28/month). Home has a reverse osmosis water system installed. Hand pump on property has its own well.

SEWER: Own septic system but on City Sewer. New septic pump installed. Septic System was pumped about 9 months ago. Town of Fremont: \$62/month.

