

**11499 Nobles Chapel Road, Elberfeld, Indiana 47613**

**PRIMARY HOME:**

Luxurious Ranch home built in 2021 by Homes by Finnerty Interiors with 3600 sq feet of living space featuring 4 bedrooms, 3 full baths, a bonus room, and 3-car attached garage. This elegant home offers an open living concept perfect for entertaining, an abundance of natural light, 9-10 foot ceilings, spray-foam insulation, exotic hardwood floors, lovely views of the backyard with an 8 foot deep in-ground salt water pool. Enjoy your evenings relaxing on the covered porch and enjoy the views for miles! The house was intentionally positioned for sunrise on the back porch and sunset on the front porch. The gourmet kitchen features granite countertops, hood range, Whirlpool appliances, kitchen island, under cabinet lighting, natural gas oversized cook top, newly installed Culligan water softener and filtration system, tankless water heater, and best of all- a huge walk-in pantry with shelving. This is every chef's dream! The beautiful great room boasts of coffered ceilings and a gas fireplace perfect for fall evenings. Split bedroom floor plan is perfect for entertaining guests. There are two bedrooms off of the living room, a private guest wing, and the owner suite is tucked away, providing desired privacy with his and her closets, access to the covered back porch, a soaking tub, walk-in shower, and double vanity. In addition, there is also a large bonus room above the garage which would make a perfect home office, or a nice playroom. The home is professionally wired for internet in most rooms, to take advantage of the fiber-optic lightning fast internet available to the property, for the best in streaming entertainment, smart home features, security, and work-from-home office space. HVAC is multi-stage for greater efficiency. Porch ceilings are upgraded tongue-in-groove hardwood. Garage doors are thermal insulated, and garage door openers are state of the art chainless operation with Wi-Fi control option. Pool fountains also have Bluetooth app control option for lighting. Combined with soffit lighting around the home, lamp posts, flood lights, and pool lights, the back porch and pool deck area lights up like daylight at night, for evening pool parties. No expense was spared on upgrades as this home was built!

**SECONDARY BUILDING:**

Looking for a great home to start your new life? This home is sure to impress! If you're an entrepreneur or local business owner looking for more space, or looking for your next business venture, the former church building (built in 2010) would make a wonderful event center offering almost 11,000 sq feet of workable space. The open auditorium provides a 30x60 entertainment stage and vaulted ceilings, with a seating capacity of at least 200. There are 8 spacious meeting rooms, one of which was adapted into an owner suite with full bath, his and her closets, and laundry area. Another has a half-bath. This building is also professionally wired for internet in most rooms, to take advantage of the fiber-optic lightning fast internet available to the property, for the best in streaming entertainment, smart home features, security, and work-from-home office space. The building was originally built with expansion in mind, so there is a Duke Energy commercial transformer on the property and plenty of expansion available beyond the two 200 amp panels currently in use. The full kitchen offers Maytag appliances, a large kitchen island, nice cabinetry, and dining area for 36+. There is ample amount of storage in the upper level, and newly installed Culligan water softener and filtration system in 2021. This would make a fantastic fitness center, wedding venue, car collector space, or daycare center.

**MAINTENANCE SHOP:**

40x80 (3,200 SqFt) framed garage built in 2020 featuring a poured concrete foundation and spacious workshop with electricity. The electric is currently a 100 amp panel, but can be upgraded to 3-phase panel, 200 amp or more, as needed. High speed internet line is already roughed in from the secondary building as well.

This can be a wonderful workshop that could house many large tools and equipment for a carpenter or auto mechanic! Why not Live life large?! This unique property has endless possibilities in a desirable location just minutes away from Evansville!