

Home Feature Sheet



603 W. 216th Street, Sheridan, IN 46069

PROPERTY HIGHLIGHTS

- 8.96 wooded, tree-lined acres
- Westfield School District
- Private setting with room to roam
- Minutes from shopping, dining, and everyday conveniences
- Property runs parallel to the Monon Trail
- Walking trails surround 3 sides of property lines in the back

HOME FEATURES

- Custom built ranch by RDJ Custom Homes
- 4 bedrooms, 3 full bathrooms
- Unfinished basement with egress window and roughed-in plumbing
- Bedroom has private entrance from garage and attic space - perfect for in-laws
- 4th bedroom is versatile - could be home office, sitting room, or formal living room
- Open and airy open floor concept with cathedral ceiling
- 16x16 screened-in porch overlooking property
- Expansive covered stamped concrete patio with hot tub and entertaining space
- Unfinished attic space (approx. 22x22) could be finished as extra living space
- Oversized finished 2 car attached garage with heater

ADDITIONAL INFORMATION

- Power company owns the land to the south
- Family farm owns land to the west
- The well is located on the east side of the home
- The septic is located in the front of the home
- Tree line to road is 3 acres with modular home - currently being rented, seller will consider selling
- Tree line defines property lines of entire 2 parcels



CENTURY 21.
Scheetz

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