

# GO TO GOTTSCHALK REALTY



Virtual tours: [www.gottschalkrealty.com](http://www.gottschalkrealty.com)

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**PRICE REDUCED! 9032 W. 400 NORTH** - 1,768 SF, 1-story home on 2 acres near Leiters Ford. 1,144 SF basement walks out to patio, private country setting, 24x30 building! **\$93,500.**

**WHIPPOORWILL ESTATES** - Scenic rural setting at 450 N. & 100 West. Only one lot left. 3/4 acre rolling site to build your new home! Come on out to the country! **\$10,500.**

**PRICE REDUCED! KEWANNA VILLAGE MARKET GROCERY** Business & building; thinking of going into business for yourself? Anchor store in Kewanna, established clients, large 2nd floor apartment offers more income! New plywood & rubber roof in '06/'07! **\$22,000.**

**3883 W. 450 NORTH** - 1,742 SF 3 BR/2.5 BA manufactured home on a fantastic 1.5 acre high river bank lot, area cleared for recreational use, stone hearth fireplace in FR, oak kitchen, large island, ceramic counter top, & thermopane bay window, many improvements since 2010 including: roof, furnace, water softener, 5" well, dual septic unit, skylights, C/A & 24x32 attached garage, large 2-tier deck w/654 SF of entertaining space. Check out the river view! **\$119,900.**

**PRICE REDUCED AGAIN! 405 MADISON STREET** - Industrial zoning, corner lot size 88x165, 1-story building, 5,128 SF built in 1946. Office areas, mezzanine storage, too. **\$79,500.**

**SCHOOLVIEW ADDITION, LOT #31** - Last building lot available! Near schools, park & shopping, drive by, take a look. Envision your new home built here! **\$23,500.**

**917 FRANKLIN STREET** - 3 unit investment property. 2-story, 1 BR, 2 BR & efficiency apartments, porches, deck & off street parking! **\$59,500.**

**PRICE REDUCED! TBD FORDS COURT** - 30' lake channel frontage, 125' on Ford Court street, dream home + this lot = YOUR NEW LAKE HOME facing south & soaking up all of the sunshine! **\$59,500.**

**2686 S. KNOLL DRIVE, MACY** - .24 acre lot with well & septic near South Mud Lake. Currently has mobile home which is not inhabitable on the lot.

**3203 BARRETT ROAD** - Beautiful Lake Manitou, North shore lot for sale! Awesome views... Develop your building plans & make your dream come true! Three additional lots across the street between Barrett Road & SR 14, NEW PRICE! **\$179,000.**

**PRICE REDUCED! 1610 IDLEWILD** - Beautiful, 4 BR/2.5 BA waterfront home on Lake Manitou. Upper level added in 2002 w/complete remodel of the main level, open concept, FP, maintenance free exterior, composite decking, partial basement for storing toys, 2-car detached 24x36 garage w/workshop! **\$325,000.**

**EAST SR 114, AKRON** - 7.66 acres w/approximately 6 acres tillable, two outbuildings - 24x50 & 32x44, great spot for your new home. Call for an appointment to see the buildings. **\$75,000.**

**1101 ROCHESTER BOULEVARD** - MANITOU HEIGHTS move-in ready, fully updated 3 BR/1.5 BA home, LR & FR, screened porch, fenced yard! **\$89,900.**

**1300 COLLEGE AVENUE** - 7.81 acres zoned for multi or single family housing. Frontage on College & Wabash Road. **\$160,000.**

**800 PONTIAC STREET** - 2,148 SF living space in this charming & stately, turn of the century style home, 4 BR/3 BA, 2 kitchens, 2 fireplaces, open staircase, beveled glass window, foyer, bay window in DR, cozy open porches, rear deck, spacious corner city lot, newer WH, 2017 - NEW furnace, 16x21 detached 1-car garage, room for your family here! **\$92,500.**

**2183 W. 500 NORTH** - 44.1 acres w/32 tillable, 3 pole barns, 1944 SF main w/full finished walk-out basement built in 2000, 5 BR/2.5 BA, 28x34 attached 2-car garage, stamped concrete patio & garage floor, house has no furnace, wiring cut @ breaker box & water lines for wood boiler are cut! **\$275,000.**

**PRICE REDUCED AGAIN! 3433 S. 1000 EAST, AKRON** - 4.65 acres w/pasture & pond, 2,256 SF living space in this 3 BR/2.5 BA ranch w/walkout LL, 12x24 attached 1-car garage, concrete parking, built in 2000, 40x64 pole building, additional 26x48 shop, 5" well 2012! **\$135,000.**



1535 E. 9th St., Rochester  
574-223-4301

**NEW LISTING! 1725 COLONIAL DRIVE, UNIT #20** - Absolutely lovely Colonial Bay condominium with carport. Professionally remodeled & decorated, this 2 BR + den, 1.5 BA townhome needs virtually nothing! You'll love the gorgeous wood laminate floors, custom tile bathroom, & study den/library with glass French doors & built-ins. Unit is close to association swimming pool & includes a covered carport with storage! Truly a beautiful spot to enjoy lake living at its finest! **\$179,900.** (201721260)

**3618 MANITOU PARK ROAD** - Desirable location for this one-story duplex on Elks golf course! Each unit has 2 bedrooms & 2 baths, basement main floor laundry, screened porch & beautiful golf course views. All appliances included, & GFA furnace w/central air. East unit #3618 has 1-car attached garage & rents for \$775. West unit #3616 has a 2-car attached garage & rents for \$800. Owner pays for weekly trash & lawn maintenance, tenants pay electric, water/sewer & gas w/ separate meters. Lake Manitou is just a short walk down the street! **\$185,000.** (201711460)

**NEW LISTING! 3005 BARRETT ROAD** - Classic, one-story living on Lake Manitou's beautiful north shore! This custom, quality-constructed all brick home by Tom Brovont is nothing less than impressive. Ideal layout of 3 BR/2 full BA with large, open-concept living. Expansive kitchen with wraparound bar opens into dining/great room with dynamite lake views. Huge master bedroom suite walks out onto multi-tiered lakeside deck for additional waterside living. Main level laundry & additional guest rooms provide everything you need on one level. Full unfinished basement is the best surprise! Detached one-car garage has full bathroom for outdoor convenience. New roof & deck in 2016! All this on 98' of prime lake frontage. Come put your own finishing pizzazz on this fantastic property. They don't build them like this very often! Additional 7-car plus garage & .37 acre lot across street available for **\$100,000! \$525,000.** (201721142)

[www.lakeshore Realtors.com](http://www.lakeshore Realtors.com)  
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**REDUCED PRICE! 1203 S. 400 EAST**, This is like a new home. All reworked, new paint, plumbing, fixtures. Just come take a look. Motivated seller & a very good price. Large kitchen, partial basement, large family room, 2 BR, large deck - all this on one acre. Call now for your personal showing. Offered for **\$63,900! (201651285)**



**1305 DOGWOOD DRIVE - WHAT A HOME !!** - In an established subdivision close to town, shopping, restaurants, & US 31 when traveling. 5 BR, 3 BA, screened-in sunroom overlooking the in-ground 4' pool. New flooring in kitchen, dining & living room. New counter tops in kitchen, master bath includes a new tiled walk-in shower. Master bedroom includes a separate entrance to the sun room. 3-car attached garage plus an additional garage in the rear. Full basement with bath, 2 BR, family room & laundry PLUS STORAGE AREA. Separate entrance from the lower level directly to the garage. All of this on a .76A nicely landscaped lot. Offered for **\$239,900.** (201652779)

**TBD - STRAWBERRY LANE** - Vacant lot available & possible building site. Located off of Olson Road just 2.5 miles west of US 31. There are 2 lots that are side-by-side. Priced at **\$7,500 each.** (201428168)



**117 W. MAIN STREET, MENTONE.** Just west of fire station. Watch for sign in window. A great location for a business in Mentone, 10 miles from Warsaw & 12 miles from Rochester. This property has a 2 bedroom apartment upstairs. A very good income property for a very good price. **\$32,500. (954574).**

[www.manitourealty.com](http://www.manitourealty.com)  
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1401 Main Street  
Rochester, IN 46975  
[www.heltrealty.com](http://www.heltrealty.com)  
Office: (574) 223-2209

**This 3 bedroom is located just minutes from town!** Recent updates include: new kitchen cabinets, countertops & flooring. New windows in 2016. Roof was replaced in 2008. Furnace & central air in 2009. Blacktop driveway. 988 Monticello Road. **\$125,000.**

**Beautiful 3 bedrooms, 2 bathroom home in the heart of Zebra country.** This home is in top shape with newer roof, kitchen, furnace and air. Beautiful family room with gas log fireplace overlooking the back yard. Master bedroom with walk-in closet and master bath. Large finished family room and even an extra full bathroom in the basement! Did we mention the garage? Enormous 24x44 garage with space for 4 cars PLUS a 10x16 shop! Don't miss this one! 591 S. Schoolview Drive. Priced to sell at **\$167,500.**

**Lots of space for the money! 3 bedroom, 2 bathroom home in downtown Rochester.** Detached 24x24 garage and private, fenced back yard. Check it out! Payments cheaper than rent! 1023 Madison Street. **\$39,900**

**3 bedroom home on 4 acres.** Recent improvements include a new 2-car garage, well pump & bladder tank, & upstairs windows. Possible 4th bedroom on upper level. The owners are leaving all appliances, including pellet stove. There is approximately 1.4 acres of fenced pasture area for your livestock. 418 W. 300 South, Rochester. **\$78,500.**

**GIVE US A CALL!**  
We can get your home sold. **223-2209.**

**65.46 Acres of Prime Commercial Land @ S.R. 25 and U.S. 31!** Great US 31 visibility! Call office for details.

**Building lots, with water & sewer.** Lots in Paradise Estates priced from \$15,500 to \$17,500. Located just southwest of Rochester City.

**2.5 acres of land on 700 S., just east of State Road 25!** This land is well suited for agriculture uses and recreation! **\$7,500.**

**45 Acres of Commercial Land!** U.S. 31 and Sweetgum Rd. (Co. Rd. 50 E.). Zoned highway commercial. Call office for details.

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227 E. 9th St., Rochester, IN  
574-223-SOLD (7653)  
[www.rochesterhousehunt.com](http://www.rochesterhousehunt.com)  
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**PALESTINE: 3705 S. ST. RD 25:** Is a nice single family home that has been made into a duplex. Upstairs has a kitchen/living room, full bathroom, 1 bedroom. Main level has 2 bedrooms, 1 bathroom, a kitchen and a living room. There is a 2-car garage and storage units. Nice large corner lot. The public fishing site is just down the road. Call today for an appointment. **\$60,000. (201718998).**

**1303 LAKEVIEW BEND:** In Rochester is a really nice tri-level, 3 bedrooms, 2-1/2 baths, large family room with a fireplace, nice big kitchen for the cook. The kitchen opens to the deck and the deck has a lower level with a hot tub. The 4 season room can be heated. Perfect home for everyone. Located in Shafer Shores. **\$142,000. (201720113).**

**1234 RIDGE ROAD:** Beautiful 4 BR home built into the hill. The main level has laundry, main kitchen & eating area, formal living room & dining room, family room with a screen porch that opens to the deck. There is a fireplace in this room. Lower level has a huge family room with fireplace & bar. There is a bathroom with shower, & a smaller kitchen. Also a bedroom on the lower level & 3 more on the main level. Family room on lower level opens to a fenced back yard with an inground pool. Stairway comes down one side so you have access to the main level. 4 BR, 3 BA, 2 fireplaces, private deck from master bedroom, screen porch, inground pool.... Also, a 3-car garage. This is a very comfortable home. **\$225,000. (201654020).**

**IMMEDIATE POSSESSION! 1000 FULTON AVENUE:** Adorable 3 BR home, hardwood floors, fireplace, walkout lower level, large yard. Home was built into the hill. Plenty of room behind for garage, garden, etc. One owner. Call today to see! **\$85,000. (201630885).**

**1418 E. OLSON ROAD:** Just a mile north of town, off Old US 31, is a 4 bedroom home. 1,896 SF of space, fireplace, 2 BA, open concept, enclosed porch with a patio on the rear. The home sets on 2 acres of woods. Beautiful view of the woods from every window. Only 2 owners of this home. Must see. **\$124,900. (201617138).**

**AKRON BUILDING LOT:** .98 of an acre at the corner of St. Rd. 19 and Brentwood Drive. **\$16,000. (814613).**