

# 6970 E State Road 46

Bloomington, IN 47401



**Priced at \$169,900**

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**2**  **1**  **758** 



**Lot Size:** 411,642 (9.45 acres) **County:** Monroe **Year built:** 1952 **MLS Nbr:** 201629865

**Property type:** Single Family Home

Updated and ready to move into is this 1 story house on 9.45 acres SO close to town on the East side and offering acres of woods, space for gardens, and a creek! Solitude is yours to enjoy as you roam the woods and enjoy nature! The house has gleaming hardwood floors, ALL NEW PELLA WINDOWS, new kitchen laminate about 6 years ago, new AC 5 years ago, bathtub re glazed, new vanity and stool 5 years ago, new gutters, entire interior painted 2015. Washer and Dryer are included Perfect as owner occupied, but also as a rental. Rent has been \$850.00 per month. Propane tank rented. The two billboards on the property at the road bring in rental fees of \$2350 to seller each year. Basement seeps in periods of heavy rain. Furnace: Tempstar electric propane. Water heater: electric 54 gallon Whirlpool. No exemptions

## Agent Information

## Broker Information



**The Sandy Sabbagh/Lauree Wright Team!**

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