1755 IMPERIAL STREET

HOBART







CUSTOM BUILT RANCH

Move right into this quality built, immaculately maintained 4-bedroom ranch in the highly sought-after Eagle Creek Crossing. Attractive curb appeal with an inviting extended covered porch will welcome you home. This move-in ready, like-new Manor Model offers over 2,000 sq ft of spacious one-level living. Inside, you'll find 9-ft ceilings, high-end laminate floors, ceramic tile, and an open-concept layout filled with natural light. The kitchen features custom cabinetry, quartz countertops, an 8-ft island, stainless steel Whirlpool appliances, a large pantry, breakfast nook, and dimmer canned lighting--all flowing seamlessly into the living and dining areas, with additional space perfect for formal dining or entertaining. The primary suite includes a double-bowl sink and a large walk-in closet. One bedroom and bathroom feature wider doorways, offering added accessibility and thoughtful design. A finished laundry room is conveniently located just off the main living area. Additional highlights include a whole-house humidifier and filter, Echo B WiFi thermostat, MyQ smart garage door opener, and a 3-car heated garage. The full basement with a 3-piece rough-in is ready for future finishing, providing space for your custom needs. Step outside to enjoy the professionally landscaped yard complete with pavers, rosebushes, and an extended patio--ideal for relaxing or entertaining. This beautiful home is conveniently located near Route 30, I-65, and I-80/94 for an easy commute, shopping, and dining. Immaculately maintained and truly better than new--don't let this one slip through your fingers! 4th bedroom not shown in photos.

4 BEDROOM 2 BATH

TAXES: \$4,469

ASSESSMENTS: \$200 / YEAR



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THE CITY OF **HOBART** HAS GROWN LEAPS AND BOUNDS SINCE ITS EARLY DAYS.

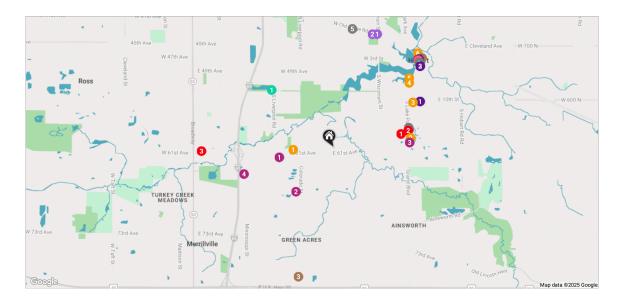
Located approximately 40 miles southeast of Chicago, the community is home to a number of restaurants and Southlake Mall - one of Indiana's largest shopping malls with over 160 retailers.

Lake George is another popular destination in Hobart. In addition to fishing and boating, the lake is the site of the Clocktower Model Boat Race and Lakefront Festival. Other community happenings include Movies in the Park and Summer Market on the Lake.

When it comes to recreation and green space, Hobart has it covered. The city has more than a dozen parks and offers access to Deep River County Park's more than 1,300 acres. There's also an 18-hole golf course, sports fields, and an outdoor swimming pool.

Hobart's downtown shopping district sits on the banks of Lake George and features several local businesses along with the historic Art Theatre. The Hobart Carnegie Library and Pennsylvania Railroad Station (known as the Pennsy Depot) are listed on the National Register of Historic Places.

Residents can drive 15 minutes northeast to the Indiana Dunes National Park and Indiana Dunes State Park to enjoy thousands of acres of beaches and sand dunes.



RESTAURANTS_

- Rosati's Pizza 1411 SOUTH LAKE PARK AVENUE, 1.4 MI
- 2 Litehouse Whole Food Grill Northwest Indiana 1403 SOUTH LAKE PARK AVENUE UNIT B, 1.4 MI
- Montego Bay Grille 322 MAIN STREET, 2.3 MI
- El Capitan 327 MAIN STREET, 2.3 MI
- J & J's Pizza Shack of Hobart 1601 WEST OLD RIDGE ROAD, 2.3 MI

Q COFFEE_

- Sip Coffee 310 MAIN STREET, 2.3 MI
- Farmhouse Coffee Co. 223 CENTER STREET, 2.4 MI
- Sam's Club Cafe 3134 EAST 79TH AVENUE, 2.5 MI

SHOPPING_

- Art of Resurfacing Inc
 6130 CALIFORNIA STREET, 1.0 MI
- 6716 COLORADO STREET, 1.1 MI
- 1615 SOUTH LAKE PARK AVENUE,
- 6300 MISSISSIPPI STREET, 1.7 MI
- Boutique 220 MAIN STREET SUITE A, 2.3 MI

GROCERY.

- 1 Amoco 801 WEST OLD RIDGE ROAD, 2.3 MI
- Strack & Van Til 999 WEST OLD RIDGE ROAD, 2.3 MI
- MEDICAL_
- 1500 SOUTH LAKE PARK AVENUE, 1.3 MI

Fresenius Medical Care at St. Mary Hobart 1439 SOUTH LAKE PARK AVENUE,

1.4 MI

♀ schools_

Childcare

- 2 Merrillville Farms
- CVS Pharmacy
- 4 Menards
- Sandpaper Creative

Joan Martin Elementary School

Caring Heart Open Arms

2 Bright Start Preschool

3440 WEST 61ST AVENUE, 0.8 MI

97 BRACKEN PARKWAY, 1.4 MI

301 EAST 10TH STREET, 1.7 MI

4 Hobart Middle School

- 36 EAST 8TH STREET, 1.9 MI
 - School City of Hobart 32 EAST 7TH STREET, 1.9 MI
 - 6 St. Bridget School 107 MAIN STREET, 2.4 MI

PENTERTAINMENT____

- Art Theater 230 MAIN STREET, 2.3 MI
- 8 NorthShore Health Center -Merrillville 6091 BROADWAY, 2.5 MI

Q PARKS_

Robinson Lake Park 5240 SOUTH LIVERPOOL ROAD, 1.6 MI

SERVICES_

- Hobart Fire Department Station 1 400 EAST 10TH STREET, 1.8 MI
- 2 Hobart City Sewage Department 414 MAIN STREET, 2.2 MI
- 3 Hobart Wastewater Billing 414 MAIN STREET, 2.2 MI
- 4 United States Postal Service 221 MAIN STREET, 2.3 MI

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