

2020 MELROSE DRIVE  
LONG BEACH





#### ROOM DIMENSIONS

KITCHEN : 12' × 10'

LIVING : 20' × 12'

PRIMARY BEDROOM : 12' × 11'

BEDROOM 2 : 10' × 10'

BEDROOM : 10' × 10'

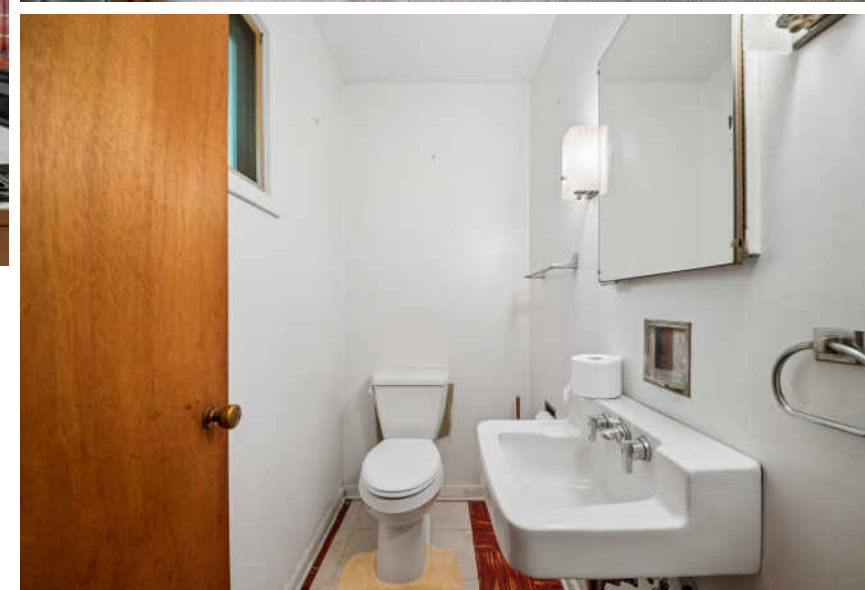
3 BEDROOM

1.1 BATH

TAXES: \$3,036

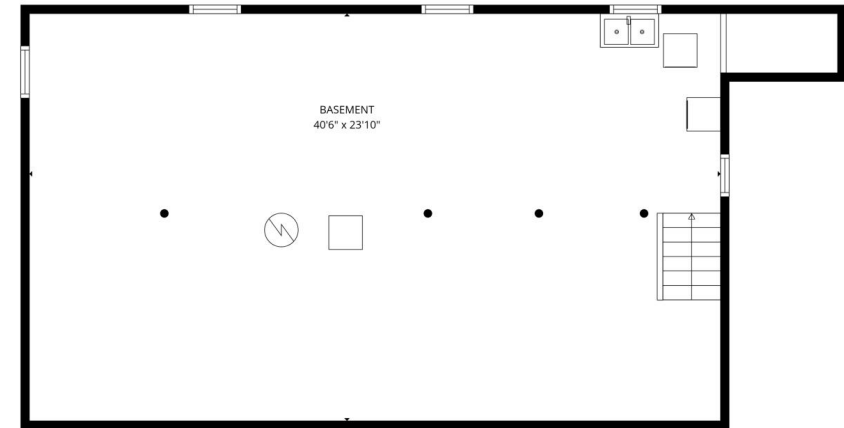
## BRING YOUR VISION!

Opportunity awaits in Long Beach! This ranch offers a full unfinished basement, and a 1-car garage, providing the perfect canvas for renovation and personalization. Ideally located across from a Melrose park, just steps from Stop 20 beach access, and backing up to scenic Moon Valley, this property combines potential with an exceptional location. Whether you're looking for a full-time residence, weekend retreat, or investment opportunity, this fixer-upper is ready for your vision.





**TOTAL: 2053 sq. ft**  
 Basement: 989 sq. ft., 1st floor: 1064 sq. ft.  
 EXCLUDED AREAS: GARAGE: 264 sq. ft., WALLS: 168 sq. ft.  
FLOOR PLAN CREATED BY CUBICOLA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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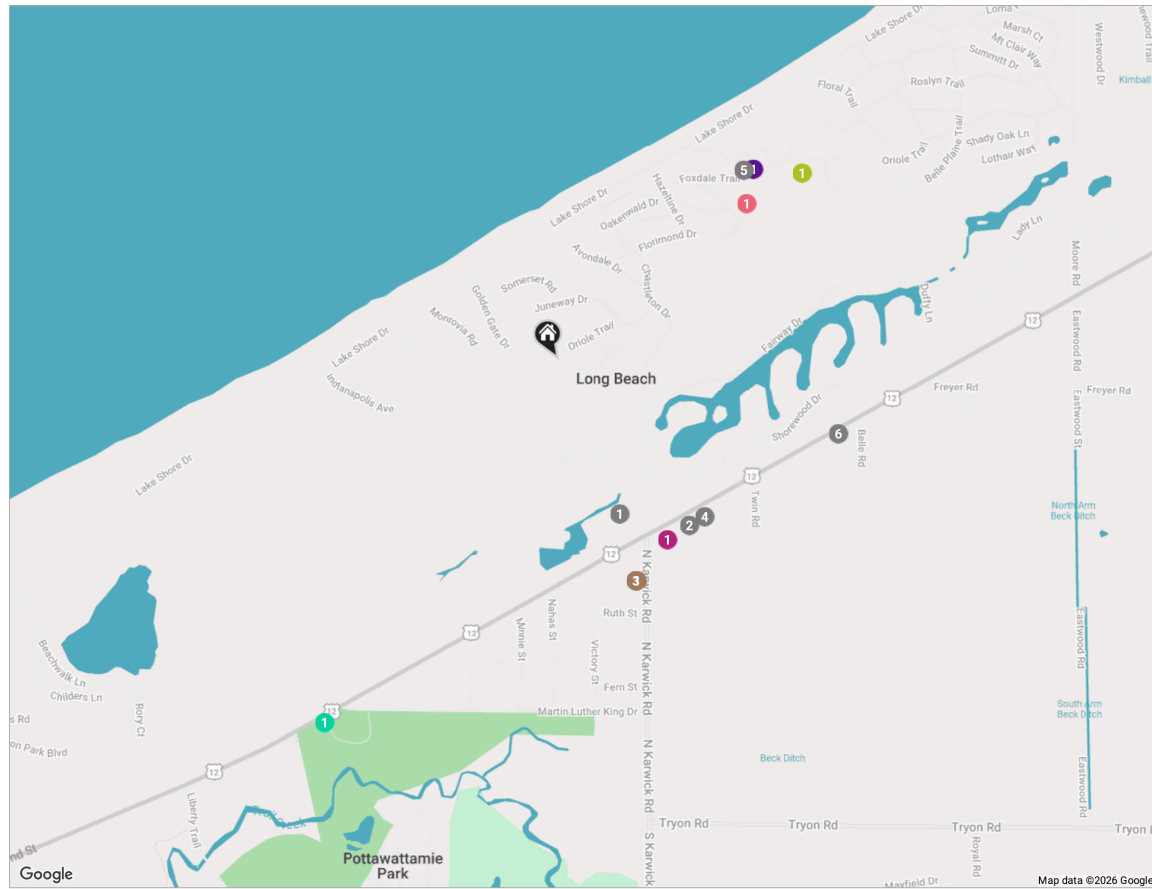
**LONG BEACH IS A PICTURESQUE COMMUNITY WITH SMALL-TOWN CHARM AND CONVENIENT LAKE ACCESS.**

Established in the 1920s, Long Beach was predominantly a summer getaway before it became home to many year-round residents. The community's proximity to Chicago makes it a popular destination for weekend vacationers as well.

With Long Beach's central location, residents have easy access to Michigan's Harbor Country and all that Northwest Indiana has to offer. The town is home to the Long Beach Community Center, which offers a state-of-the-art fitness center, classes, and personal training, and a country club with an 18-hole golf course.

Long Beach offers housing styles for the most discerning buyers, as well as those who are looking for a casual weekend retreat. Real estate ranges from parcels of acreage that serve as the backdrop for a future dream home to beachfront estates and lakeside cottages.

The Michigan City Transit runs a local bus route that connects Long Beach to Michigan City. Both Amtrak and the South Shore Line offer daily service from Michigan City to Chicago.



**RESTAURANTS**

- 1 Miller Pizza  
1012 NORTH KARWICK ROAD, 0.4 MI
- 2 Swingbelly's  
3101 U.S. 12, 0.5 MI
- 3 Scartozzi's Trattoria  
822 NORTH KARWICK ROAD, 0.5 MI
- 4 Tavern on Twelve  
3103 U.S. 12, 0.5 MI

- 5 Little Giant Pizza at the beach  
2418 SAINT LAWRENCE AVENUE, 0.6 MI

- 6 Swells a Dive Bar  
BETWEEN KARWICK AND MOORE RD,  
0.7 MI

**COFFEE**

- 1 Maple City Roasters, LLC  
822 NORTH KARWICK ROAD, 0.5 MI

**SHOPPING**

- 1 CVS  
901 NORTH KARWICK ROAD, 0.5 MI

**GYM**

- 1 LaPorte County YMCA Long Beach Branch  
2501 ORIOLE TRAIL, 0.7 MI

**ENTERTAINMENT**

- 1 Long Beach Country Club  
2309 LARCHMONT AVE, 0.6 MI

**PARKS**

- 1 Friendship Botanic Gardens  
2055 U.S. 12, 1.0 MI

**SERVICES**

- 1 Town Clerk  
2400 ORIOLE TRAIL, 0.6 MI

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## GIORGIOS KARAYANNIS

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