2726 FLORAL TRAIL

LONG BEACH

@properties

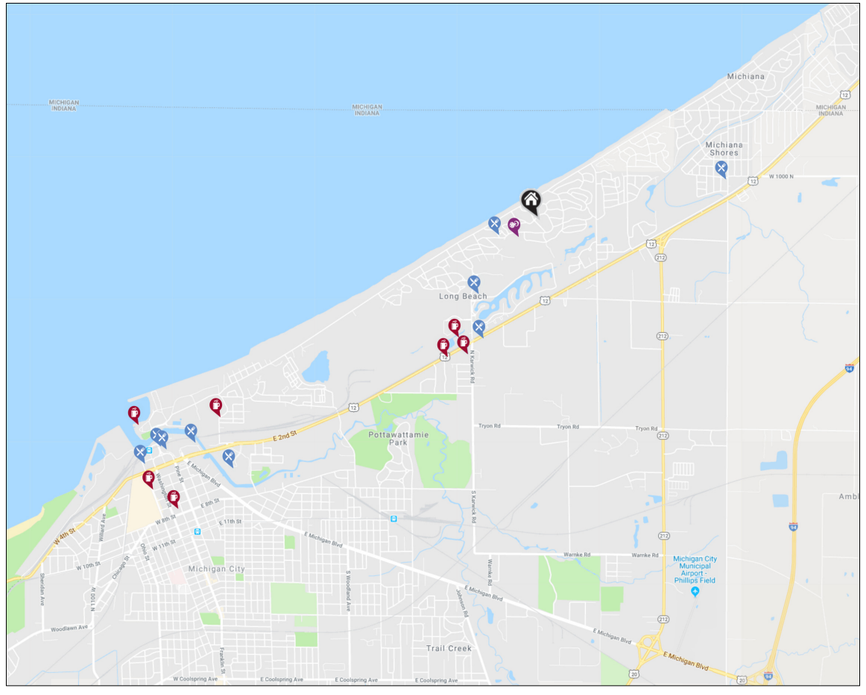
ROOM DIMENSIONS

MASTER BEDROOM : 23.2' × 13.5'
2ND BEDROOM : 11' × 10.3'
3RD BEDROOM : 12' × 10'
4TH BEDROOM : 16.4' × 25.1'
LIVING ROOM : 25' × 14.7'
DINING ROOM : 15' × 15'
KITCHEN : 11' × 16.9'
FOYER : 12' × 8.2'
OFFICE : 11' × 11.1'

TAXES: $4,206

PERCHED IN THE HEART OF LONG BEACH SITS THIS BEAUTIFUL 4 BEDROOM, 3.75 BATHROOM HILLSIDE RANCH

- Gorgeous kitchen completely redone with granite countertops, hardwood floors, new cabinets, and breakfast bar
- Open concept living with large floor-to-ceiling windows showcases plenty of natural light and space to entertain
- Warm up in the living room next to the wood burning fireplace
- Master bedroom includes a massive walk-in closet & en suite bathroom with whirlpool tub
- 2 more bedrooms, 2 bathrooms and an office/laundry room completes the upper level
- Lower level boasts a large 4th bedroom with an en suite bathroom, perfect for your guests
- Spacious deck overlooking Floral Trail and a back patio surrounded by trees provide a secluded and private lot that is great for entertaining
- Large 2 car built-in garage has an ample amount of storage for all of your beach toys
- Bonus driveway parking as well
- New Boiler System recently installed in '17
- Welcome home to 2726 Floral Trail!



RESTAURANTS

Little Giant Pizza at the beach
2418 SAINT LAWRENCE AVENUE, 0.3 MI

Hacienda Mexican Restaurant
2148 NORTH KARWICK ROAD, 0.8 MI

Swingbelly's
3101 U.S. 12, 1.0 MI

Scartozzi's Trattoria
822 NORTH KARWICK ROAD, 1.2 MI

Stop 50 Wood Fired Pizzeria
500 SOUTH EL PORTAL DR, 1.5 MI

William B's Steakhouse
777 BLUE CHIP DRIVE, 3.1 MI

Bridges Waterside Grille
508 EAST 2ND STREET, 3.3 MI

Galveston Steakhouse
10 COMMERCE SQUARE, 3.5 MI

Mateys Restaurant
110 FRANKLIN STREET, 3.5 MI

Shoreline Brewery
208 WABASH STREET, 3.7 MI

COFFEE SHOPS

Al's Supermarket
1002 NORTH KARWICK ROAD, 1.1 MI

Maple City Roasters, LLC
822 NORTH KARWICK ROAD, 1.2 MI

Arturo's Baked Goods & More
2613 U.S. 12, 1.3 MI

Dune Billies
201 CENTER STREET, 3.0 MI

Tin City Dockside Cafe
200 HEISMAN HARBOR, 3.6 MI

Quality Beet
717 FRANKLIN STREET, 3.7 MI

Lakeshore Coffee & Specialties
444 WABASH STREET, 3.7 MI

HEALTH CLUBS

LaPorte County YMCA Long Beach Branch
2501 ORIOLE TRAIL, 0.2 MI

NOTES

BRAEDAN GALLAS

(219) 229-1951

BRAEDANGALLAS@ATPROPERTIES.COM

@properties®

2726FLORAL.INFO

All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.