



5455 W 1425 S HANNA

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MICHAEL JEFVERT BROKER

312.316.9151 mobile
219.243.2120 office
mjefvert@atproperties.com
www.atproperties.com

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LONGVIEW 5455 W 1425 S, HANNA, IN 46340

ROOM DIMENSIONS

Main: Living Room		28.5'x24.6'
Main: Dining Room		10.6'x8.3'
Main Kitchen		12.8'x17.8'
Main Primary Bd		13.8'x21.9'
Main Bedroom 2		22.9'x10.3'
Guest Living Rm		14.1'x26.1'
Guest Kitchen		15.7'x14.7'
Guest Primary Bd		14.4'x13.8'
Guest Bedroom 2		15.7'x12.4'
Guest Bedroom 3		28.8'x21.8'

FEATURES

Featuring two homes, this 7+ acre dairy was converted to a country retreat in 2010. The 2 bd / 1.5 bth main house, designed by Connor Historic Design of Vermont, reflects the elegance of an 1840s Greek Revival farmhouse while incorporating modern comforts. The living room centers on a classic Rumford fireplace, perfect for the snowy evenings while French doors open to a large screened porch for summer enjoyment. Reminiscent of a vintage New England home, a barn-style wing is attached to the main residence which houses a 3-car garage, paneled with cedar shiplap in the style of a vintage dairy barn. Above the garage is a whitewashed cedar-paneled loft, featuring a writer's studio and guest suite. The Guesthouse was built by the current owner's family in 1895 -- using walnut timbers harvested from the forest. Fully upgraded in 2015, the renovation blended historic features such as the original nickel door hinges, with contemporary amenities including custom-milled woodwork, Missoni and sisal carpeting, Clarence House wall coverings, and a striking black-marble bathroom. The guest home features 2 bedrooms, a sleeping loft, and 1.5 baths. The grounds of Longview are equally impressive. Lawns give way to wooded meadows with a variety of seasonal perennials and groves of hardwood trees. Longview offers a rare combination of history, architectural character, and natural beauty.

- Main House (3,079 Finished Sq Ft, 2 Bed / 2 (1,0,1) Bath
- Guest House (2,052 Finished Sq Ft, 3 Bed / 2 (0,1,1) Bath
- 7.56 acres (5.5 landscaped gardens & woods / 2.0 acres tillable)



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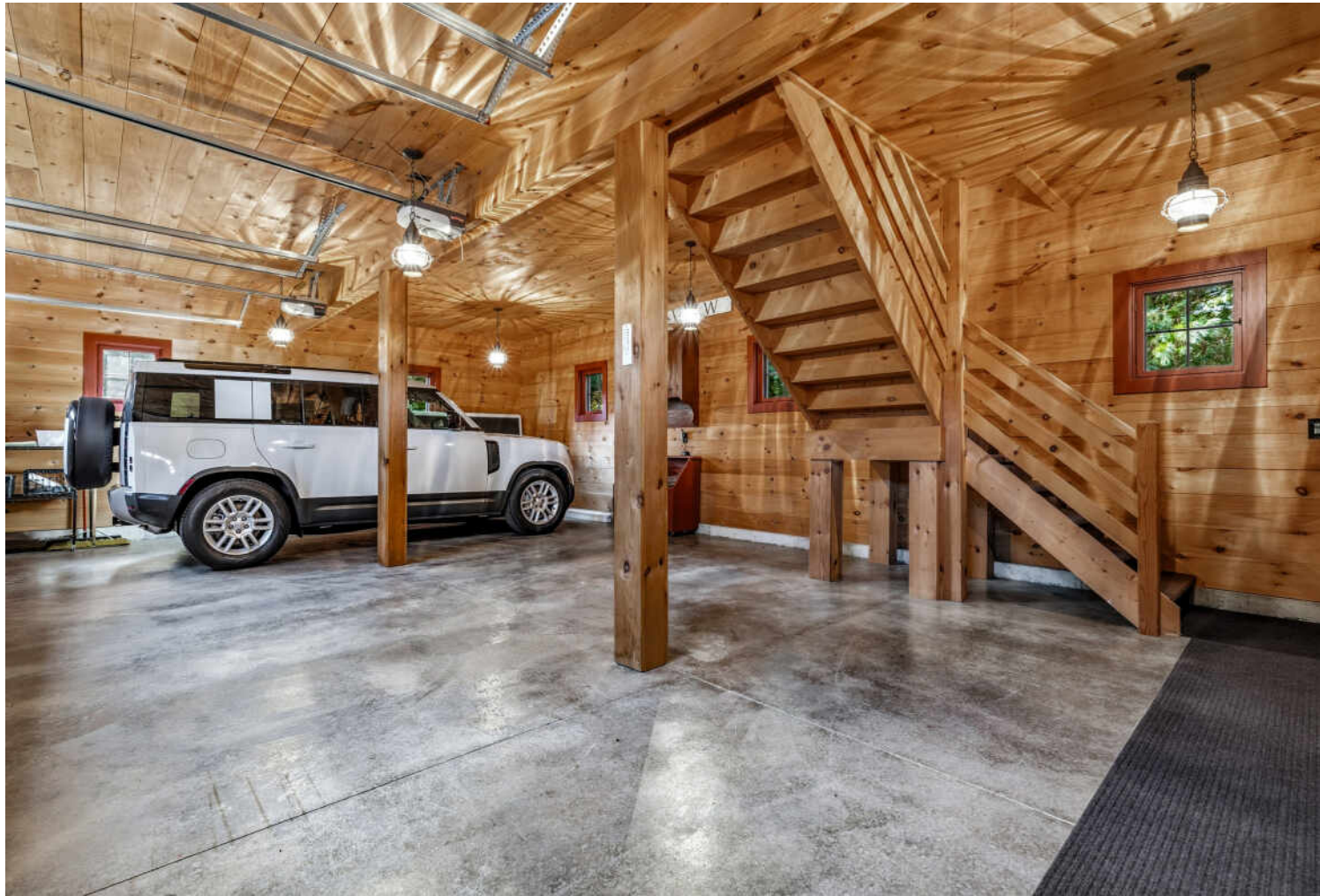














TOTAL: 2606 sq. ft
 BELOW GRADE: 0 sq. ft, FLOOR 2: 1945 sq. ft, FLOOR 3: 661 sq. ft
 EXCLUDED AREAS: BASEMENT: 1896 sq. ft, GARAGE: 796 sq. ft, STAIRWELL: 54 sq. ft,
 SCREENED PORCH: 314 sq. ft, PORCH: 154 sq. ft, LOW CEILING: 135 sq. ft,
 WALLS: 336 sq. ft

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KNOWN AS THE “VALE OF PARADISE,” **VALPARAISO** IS A BURGEONING CITY WITH AN ENGAGED COMMUNITY.

Locals love that Valparaiso is a vibrant community with a lot to offer. Annual events, recreational opportunities, and convenient transportation options are among the many highlights of this growing city.

One of Valparaiso’s main attractions is its downtown area. The site of year-round events and local happenings, downtown Valparaiso is home to Central Park Plaza, Porter Health Amphitheater, and Urschel Pavilion, as well as several locally owned shops and restaurants. Among the community’s noteworthy events are the Chocolate Walk, Valparaiso Wine Festival, Valpo Brewfest, Fall Harvest Festival, Porter County Fair, and Valparaiso Popcorn Festival, which honors former resident Orville Redenbacher. Residents are also treated to a farmers market and a summer concert series.

Boasting 238 acres, Sunset Hill Farm County Park is a hub of activity offering trails, camps, field trips, fitness programs, birdwatching, and gardening. Another park that locals frequent is Rogers-Lakewood Park. The 122-acre park offers hiking, biking, fishing, boating, and picnicking.

Valparaiso’s thriving residential market features newly established subdivisions and historic downtown neighborhoods. The city’s 15-plus parks and 20 miles of pathways find their way throughout these neighborhoods, giving residents ample opportunity to spend time outdoors.

When it comes to public transportation, Valparaiso has it covered. The ChicaGO Dash provides express bus service from downtown Valparaiso to downtown Chicago. Meanwhile, the Valpo South Shore Connect takes bus riders from downtown to the Dune Park South Shore train station, which provides service to South Bend and Chicago. Within the city, residents can travel throughout Valparaiso on one of five V-Line bus routes.





