

6712 OLD PORTER ROAD
PORTAGE





ROOM DIMENSIONS

LIVING ROOM : 15.4' × 15.4'

DINING ROOM : 12.8' × 11.3'

KITCHEN : 11.3' × 10.1'

PRIMARY BEDROOM : 13.1' × 11.4'

SECOND BEDROOM : 10.5' × 10.7'

THIRD BEDROOM : 10.1' × 9.7'

FOURTH BEDROOM : 20.2' × 12.11'

FOYER : 6.2' × 3.1'

RECREATION : 22' × 14.6'

LAUNDRY ROOM : 11.2' × 10.3'

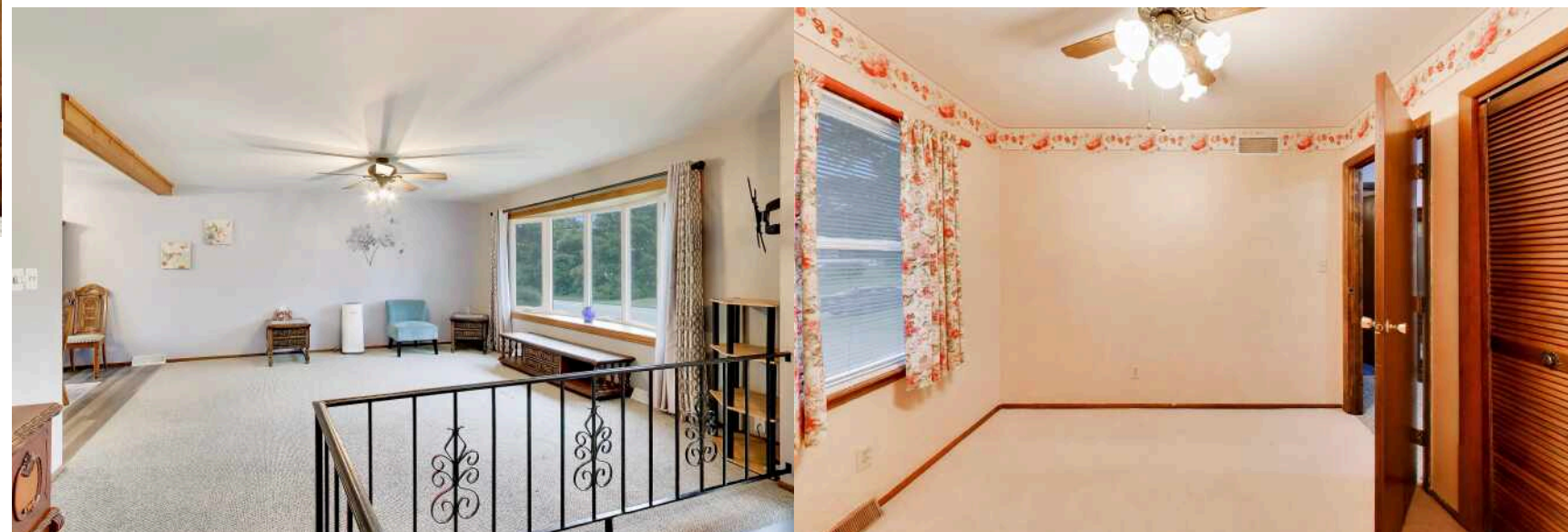
STORAGE ROOM : 11.2' × 8'

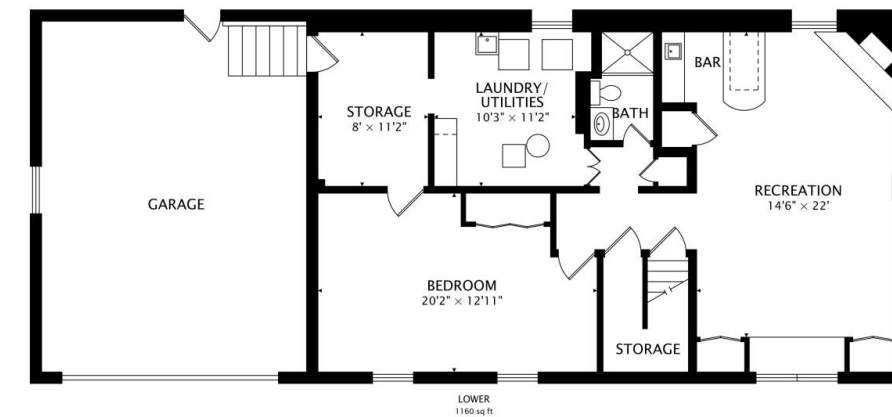
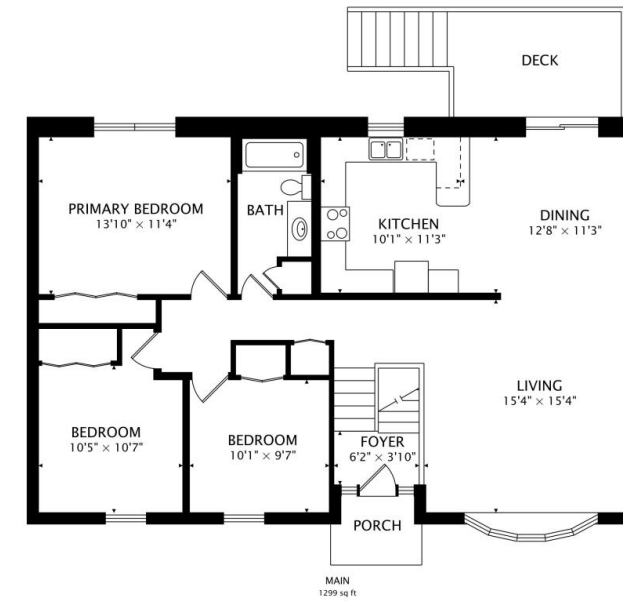
4 BEDROOM

2 BATH

TAXES: \$1,843

Welcome home to this well-maintained bi-level property offering 4 bedrooms and 2 baths, proudly owned by its original owner! This smoke-free, pet-free home has been lovingly cared for and is move-in ready with professional cleaning completed, including freshly cleaned carpets. The updated kitchen features modern finishes and all appliances included, making your move seamless. Enjoy the warmth of newer vinyl plank flooring, a beautiful bay window for added natural light, ceiling fans, and several newer windows throughout. Major updates include a NEW A/C unit, water heater, and rear deck, giving peace of mind to the next owner. The backyard is fully fenced with beautiful flower beds, and a patio for relaxing or entertaining. The front yard also offers attractive landscaping and flower beds for great curb appeal. The lower level provides additional living space with a cozy electric fireplace (visual use only, with space heater included), plus a wet bar complete with sink and wine fridge, perfect for entertaining guests or unwinding at home. Conveniently connected to city water and sewer with NIPSCO gas and electric. No HOA! In addition, the location is perfect as it is close to major highways for easy and timesaving commutes. Estate sale being sold as-is. The only heir has clear title in his name for an easy sale. The remaining personal property in the home stays for the new homeowner!







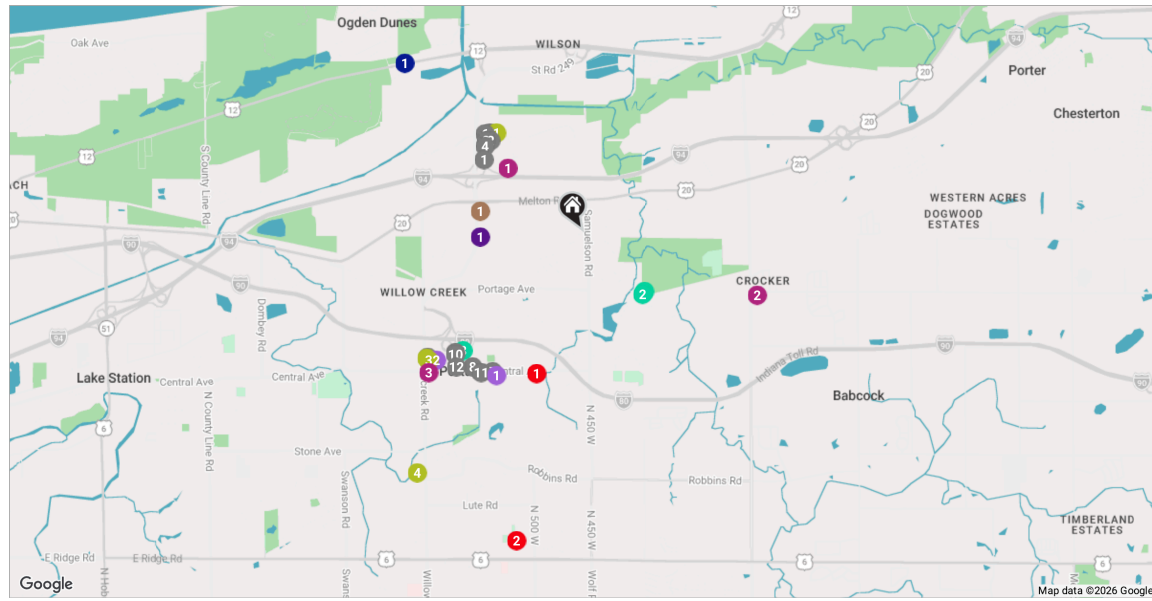
SITUATED AT THE SOUTHERN TIP OF LAKE MICHIGAN, **PORTAGE** IS THE THIRD LARGEST CITY IN NORTHWEST INDIANA.

Portage Lakefront & Riverwalk spans 57 acres and offers access to Lake Michigan and the Burns Waterway. Come summertime, beachgoers can be found swimming and sunbathing while anglers can be found casting a line in the water. The park also boasts incredible views of the lake and has access to a trail.

At the center of the city is Woodland Park, which features a dog park, paved path, playground, community garden, and sledding hill.

Portage is home to the ever-popular Perch Fest and Grand Prix, an annual fishing tournament and boating parade. The event also features carnival rides, food, and crafts at Founders Square Park.

Residents can travel to Chicago via the South Shore Line at the Portage/Ogden Dunes Station. Several major interstates are available to commuters including I-94 and I-90.



RESTAURANTS

- 1 LongHorn Steakhouse
1650 OLMSTEAD DRIVE, 1.1 MI
- 2 McDonald's
6321 AMERIPLEX DRIVE, 1.2 MI
- 3 Starbucks Coffee Company
6295 AMERIPLEX DRIVE, 1.2 MI
- 4 Subway
1530 OLMSTEAD DRIVE, 1.2 MI
- 5 Dairy Queen Grill & Chill
6310 AMERIPLEX DRIVE, 1.3 MI
- 6 Taco Bell
6300 AMERIPLEX DRIVE, 1.3 MI
- 7 Little Caesars Pizza
6321 CENTRAL AVENUE, 1.5 MI
- 8 Jade Garden
6222 CENTRAL AVENUE, 1.6 MI
- 9 Social Goat
2542 PORTAGE MALL, 1.6 MI
- 10 Bam Pizza Company
2556 PORTAGE MALL, 1.6 MI

- 11 J & J's Pizza Shack
6275 CENTRAL AVENUE, 1.6 MI
- 12 Rosewood Family Restaurant
2606 PORTAGE MALL, 1.7 MI
- 13 Jimmy John's
2547 WILLOWCREEK ROAD, 1.9 MI

COFFEE

- 1 Dunkin'
1895 CRISMAN ROAD, 1.0 MI

SHOPPING

- 1 Bass Pro Shops
6425 DANIEL BURNHAM DRIVE, 0.9 MI
- 2 Great Oaks Nursery & Garden Center
1021 NORTH STATE ROAD 149, 1.7 MI
- 3 Walgreens
6001 CENTRAL AVENUE WALGREENS, 1.9 MI

GROCERY

- 1 San Jose's Fresh Market
6333 CENTRAL AVENUE, 1.6 MI
- 2 Strack & Van Til
6046 CENTRAL AVENUE, 1.8 MI

GYM

- 1 Dream Big Gymnastics
6340 AMERIPLEX DRIVE #102, 1.2 MI
- 2 Hot Body Pilates
2563 WILLOWCREEK ROAD, 1.9 MI
- 3 Classic Bodyworks 24 Hour Gym & Fitness
6020 CENTRAL AVENUE, 1.9 MI
- 4 Portage Township YMCA
3100 WILLOWCREEK ROAD, 2.7 MI

MEDICAL

- 1 Porter Health Care System
6509 CENTRAL AVENUE, 1.4 MI

- 2 NorthShore Health Center - Stacy McKay
6450 GRAND ARMY OF THE REPUBLIC HIGHWAY U.S. 6, 2.9 MI

TRANSIT

- 1 Portage/Ogden Dunes
METRA - SOUTH SHORE, 2.3 MI

PARKS

- 1 Portage Imagination Glen Park
2275 MCCOOL ROAD, 0.8 MI
- 2 Outback Trail Mountain Bike Park
2275 MCCOOL ROAD, 0.8 MI
- 3 Portage Mall Park
2529 PORTAGE MALL, 1.6 MI

SERVICES

- 1 Portage Fire Department Station 2
6275 OLD PORTER ROAD, 1.0 MI

NOTES



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