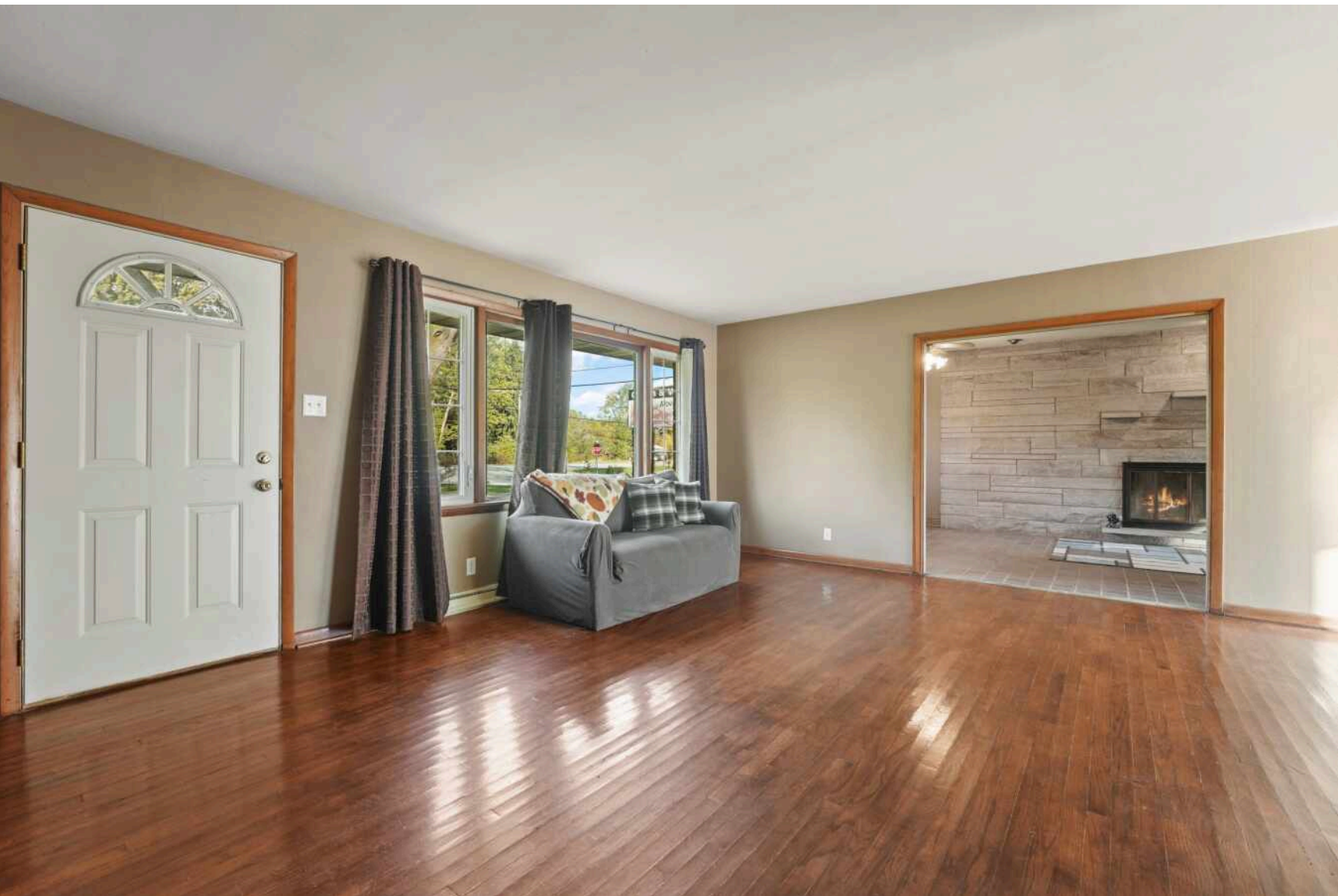


990 HIGHWAY 212

MICHIGAN CITY





ROOM DIMENSIONS

LIVING ROOM : 17.4' × 12.1'

FAMILY ROOM : 10.1' × 27.3'

DINING ROOM : 9.3' × 14.5'

KITCHEN : 7.11' × 9.7'

PRIMARY BEDROOM : 12.3' × 14.1'

SECOND BEDROOM : 9.3' × 12.1'

THIRD BEDROOM : 9.11' × 9.6'

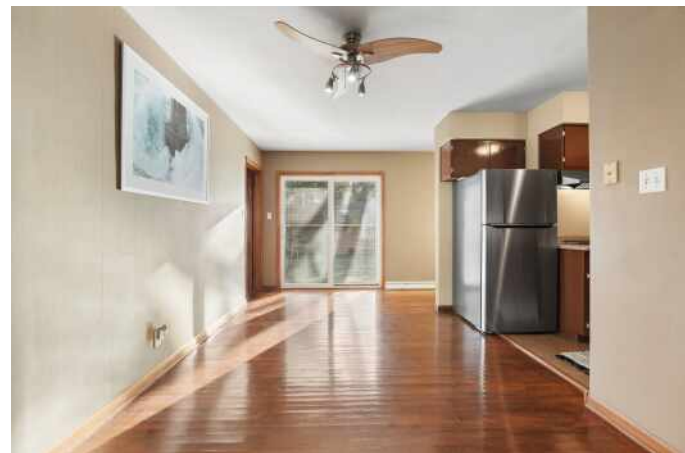
3 BEDROOM

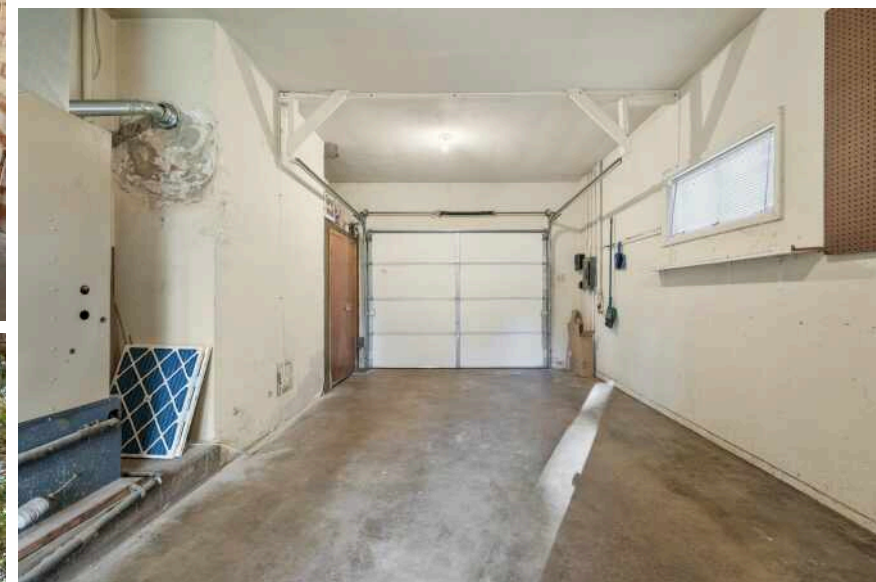
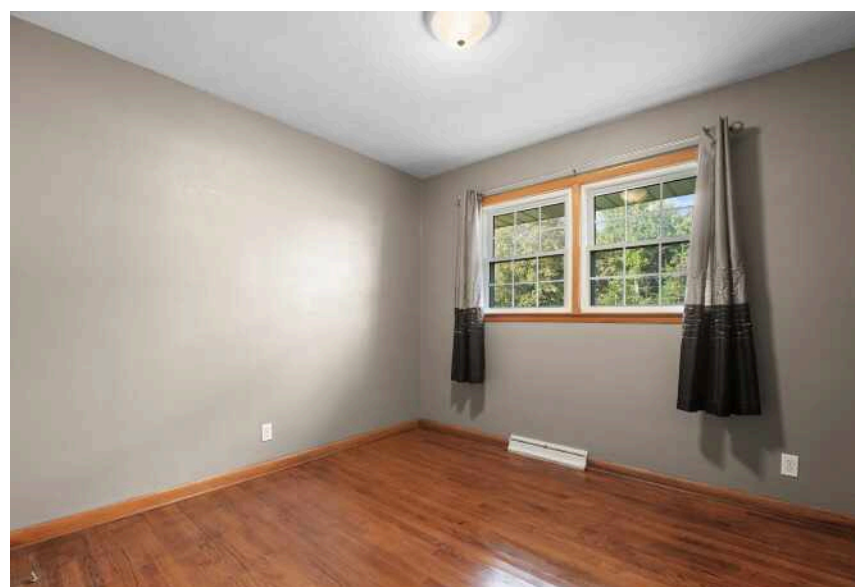
2 BATH

ENDLESS POSSIBILITIES - THIS ALL-BRICK 3-BEDROOM, 2-BATH RANCH PERFECTLY BLENDS COMFORT, CHARACTER, AND OPPORTUNITY--ALL ON JUST OVER AN ACRE!

Step inside to find gleaming hardwood floors throughout and a cozy Family Room featuring tile flooring and a stunning limestone wood-burning fireplace. The spacious Living Room flows seamlessly into the Dining Area, where sliding glass doors open to your backyard retreat. Kitchen is ready with a double oven, built-in gas range, range hood, dishwasher, and refrigerator. A convenient Laundry Room connects to a shared 3/4 Bath, leading into the Primary Bedroom with double closets for ample storage.

- Two additional Bedrooms and a full Bath complete this all-on-one-level layout. Need room for hobbies, a workshop, or extra storage? You've got it. This property features both a 1-car attached garage and a large 2-car detached garage with a grilling and smoking area plus five shipping containers on site, perfect for storage or business use.
- Zoned M1, this home opens the door for both residential comfort and light industrial possibilities.
- Located just off Highway 212, you'll enjoy easy access to local amenities while maintaining a sense of privacy and space.
- Whether you're looking for your next home base, a unique live/work setup, or an investment opportunity, this property delivers the potential!







WITH PRISTINE BEACHES AND CLOSE PROXIMITY TO BOTH THE **INDIANA DUNES** AND THE SOUTH SHORE OF LAKE MICHIGAN, MICHIGAN CITY HAS IT ALL.

Home to the Old Michigan City Light, the community boasts one of the last remaining and oldest lighthouses in Indiana. Today, the Michigan City Historical Society operates the Old Lighthouse Museum for visitors to explore the historical landmark.

Residents take advantage of the many parks and beaches, as well as three golf courses. Washington Park is a local favorite, offering a beach, fishing, bird watching, hiking, picnic areas, sand volleyball, and ice skating in the winter. The nearby Washington Park Zoo is home to tigers, wolves, alligators, and grizzly bears. Michigan City's Blue Chip Casino Hotel Spa is a local getaway with a casino, dining options, and a spa. For shopping enthusiasts, the Lighthouse Place Premium Outlets features more than 100 factory stores in a park-like, village setting.

Michigan City real estate opportunities encompass beachfront cottages, grand vacation homes, and custom homes in gated resort communities.

The Michigan City Transit runs a local bus route, and both Amtrak and the South Shore Line offer daily service from Michigan City to Chicago.



NOTES

[illegible]



BRAEDAN GALLAS

CO-TEAM LEADER/BROKER

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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.

