

Search Criteria: Address like 229|status= ACT and <> XF

**Single Family - RESIDENTIAL**

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**MLS#:** 180242      **Status:** Active      **ListPrice:** \$259,900  
**Addr:** 229 E BERKELEY AVE  
 EVANSVILLE, IN 47711      **County:** VANDERBURGH  
**Subdiv:** LOCUST BRIER      **Township:** CENTER  
**Area:** (1)W OF 41 TO POSEY COUNTY LINE      **Zoning:** R1  
**Parcelld:**      **Handicap Modified:**  
**YearBlt:** 1997      **Stories:**      **Approx.** 2972/P  
**Style:** SeeRemarks      **Bsmt:** Full      **Sqft/Src:**  
**Rooms:** 8      **BR:** 4      **BsmtFinSF:**1  
**Baths:** 4.0      **Lot SF:**      **TotalFinSF:**2973  
**LotDim:** 160 X 157      **High:** CENTRAL  
**ElemSch:**HIGHLAND      **Middle:** THOMPKINS      **New Con.:**  
**Paroch:**  
**OthSch:**  
**Legal:** Lot 3 Locust Brier Subdivision  
**Dir:** Starting at Mill Road and Stringtown Road go North on Stringtown to East Berkeley. Turn Right on East Berkeley. The Home is at the End of the Street.

**Remarks:** Top of the line everything in this 2900 square foot home with full walkout lower level, 2 cars attached garage, 2 car detached and heated garage/workshop with full bath and a partial basement under the workshop. Split bedroom main level with Master bedroom and master bath on one side of the home and 2 more bedrooms and bath also on the main level. Large closets and plenty of storage space plus a shoe closet in the Master bedroom. The dining area overlooks a gorgeous patio and 33 x 18 inground pool. Lots of room in the lower level: Family room, game area, place for a bar, glass doors to professionally landscaped pool area with white vinyl privacy fence and concrete walkway to an amazing heated workshop/garage. Super high efficient furnace & air conditioning and energy saving tankless water heater.

Room Type	Lvl	Dim	Heating:	Exterior:
LivingRoom	1	16x14	G-FWA	Brick
Bedroom	1	11x10	Cooling: CentralAir	Roof: Gable
Kitchen	1	11x10	Floor:	Drive: Concrete Drive
Bedroom	B	15x12	Fireplc:	
Kit/DinRoom	1	11x10	Applnc: Range, Dishwshr, Refriger	Parking: 4+Car
FamilyRoom	B	16x15	Equip:	LotDesc: CulDeSac
MasterBedrm	1	16x12	Amenities:	Wat/Sew: CityUtil
Workshop		31x24	Int.Fea.: Ingrpool	Warranty:
			Ext.Fea.: Privacy	Ho Incl:
			Fence:	Financing:
				Master
				Beds/Baths: Main Level
Bedroom	1	11x10		
Other		9x9		

**TaxYrPybl:**      **TaxAmt:**      **TotAssdVal:**  
**SpecAssmt:**      **Exemptns:**      **AssocFee:** /

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Prepared by CHRIS WHETSTINE of COMFORT HOMES on 1/30/2011 5:00:56 AM