

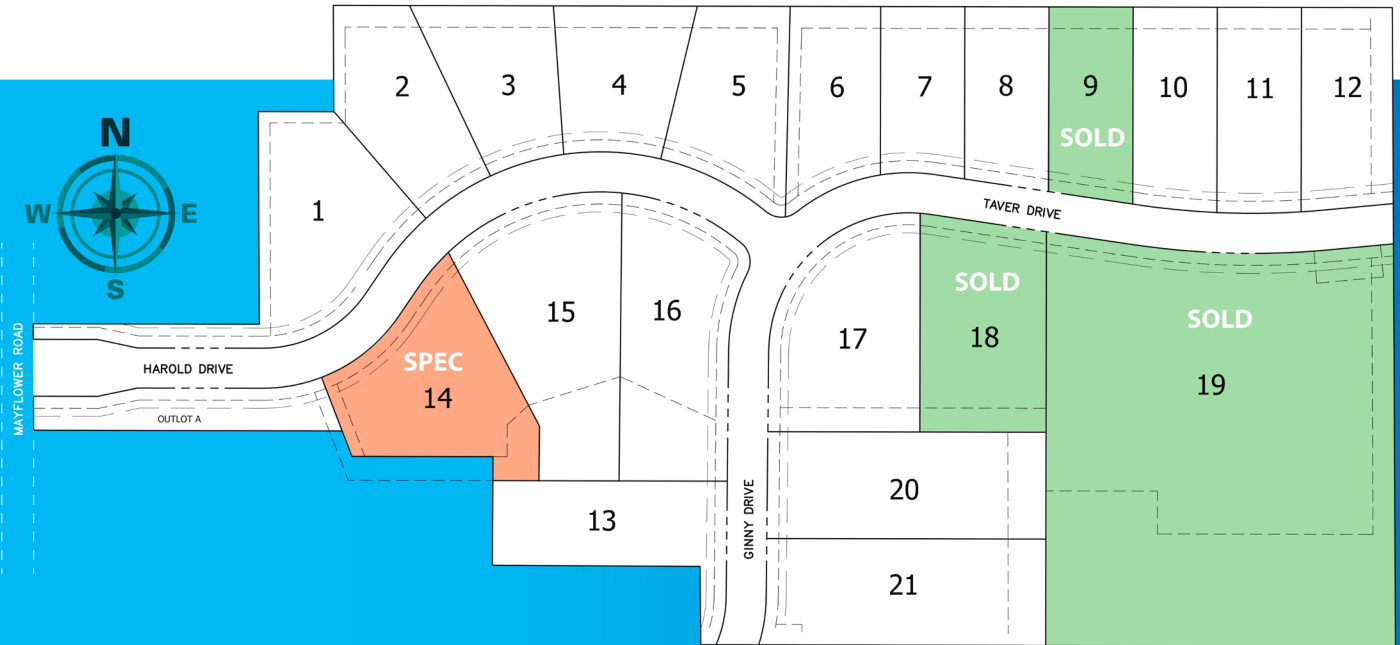
NEW SUBDIVISION

Mayflower Estates

AT LIGHTNER FARMS



RiverValley
CONSTRUCTION GROUP



Main and Interior Photo Brochure

23223 Rocky Top Drive

South Bend

\$605,000



PROPERTY INFORMATION

MLS #	202240933
Status	Sold
Property SubType	Site-Built Home
Area	StJoseph
Total # Bedrooms	4
Total # Full Baths	3
Total # Half Baths	0
School District	South Bend Community School Corp.
Approx. Lot Size SqFt	25,265
Approx. Lot Size Acres	0.5800
Lot Dimensions	106 x 240
Above Grade Finished SqFt	2,048
Below Grade Finished SqFt	1,619
Total Below Grade SqFt	2,048
Year Built	2022

BBC 2.5%



BASEMENT/FOUNDATION Full Basement, Finished

BASEMENT MATERIAL Poured Concrete

ARCHITECTURAL STYLE Ranch

HEATING/FUEL Gas, Conventional, Forced Air

COOLING Central Air

LOT DESCRIPTION Level

EXTERIOR Stone, Vinyl

SALE INCLUDES Dishwasher, Microwave,

WATER FEATURES None

FIREPLACE Living/Great Rm

PROPOSED FINANCING Cash, Conventional, FHA, VA

AMENITIES Ceiling-Cathedral, Closet(s) Walk-in, Countertops-Solid Surf, Deck Open, Dryer Hook Up Gas/Elec, Eat-In Kitchen, Irrigation System, Open Floor Plan, Range/Oven Hk Up Gas/Elec, Main Level Bedroom Suite

DOCUMENTS AVAILABLE Survey, Floor Plan

ROOF MATERIAL Shingle

Remarks OPEN HOUSE THIS THURSDAY 4-7PM. High quality, new construction custom home by River Valley Construction Group. Located on over half an acre in rural Northwest St. Joseph County's newest development, Mayflower Estates. This home has 4 bedrooms, 3 bathrooms, and an open floor plan. Kitchen features quartz countertops, stainless steel appliances, soft-close cabinets, and large island. Laundry conveniently located on the main level. Fully finished basement adding an additional 1,619 square feet with a bedroom, bathroom, and entertainment area. Beautiful composite decking both out front and out back and large three stall garage. This home is currently pending, but be sure to come check it out to see some finishes and options that River Valley Construction Group has to offer.

Directions to Property Cleveland Road, North on Mayflower Road



Daniel Weaver
Coldwell Banker Real Estate Group
574-277-8000
Cell: 574-329-0645
1539 N. IRONWOOD DR.
SOUTH BEND IN 46635
DANIELWEAVER.REALTOR@GMAIL.COM



Listing courtesy of: Berkshire Hathaway HomeServices Northern Indiana Real Estate

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Welcome to Mayflower Estates at Lightner Farms, South Bend's newest premier development. Mayflower Estates is attractively located in a quiet and serene location just outside of the city limits of South Bend. Enjoy the convenience of being only a short distance away from all of the local infrastructure, such as the South Bend International Airport, South Shore Train line to Chicago, Indiana Toll Road and the US 31/20 bypass. Are you having trouble finding what you are looking for in your home search for a pre-existing home? Let us help you build a home that includes all of the features that you desire in a comfortable price range. River Valley Construction Group is the exclusive builder who brings superior quality to their craftsmanship along with meticulous attention to detail. River Valley has been serving the Michiana Area for over 20 years and has included a customizable floor plan designed specifically to maximize the benefits of these lots. Call us today to discuss your desired build plans, pricing and / or additional lot options. All available lot sizes start at a minimum of half an acre.




DANIEL E. WEAVER
BRANCH MANAGER | REALTOR®

C: (574) 329-0645 | O: (574) 277-8000
DanielWeaver.Realtor@gmail.com
DreamWeaverRealtor.com

COLDWELL BANKER
REAL ESTATE GROUP

1539 N Ironwood Drive | South Bend, IN 46635



CARLON L. EDDY, JR.
Realtor® | Broker

“Bringing Your Dreams Home”

Cell (574) 303-7622
ceddy@coldwellhomes.com
eddyrealestate.com

1539 N. Ironwood Drive
South Bend, IN 46635

COLDWELL BANKER REAL ESTATE GROUP

Equal Opportunity



RiverValley

CONSTRUCTION GROUP



DJ Tavernier
Owner
3005 Lincolnway East
Mishawaka, IN 46544
574-210-5951
rivervalleycg.com

ABOUT RIVER VALLEY CONSTRUCTION GROUP

Our selection of high-quality materials is unmatched in the Michiana area. We are well-trained and experienced, ready to get the job done right, and on time every time. If you're considering building a home, you'll be assured of complete satisfaction when you choose River Valley Construction Group! We are licensed in both Indiana and Michigan, and have built homes in Shepherds Cove, The Hills, Lafayette Falls, and Revere Wood Estates. Not in the above developments, not a problem for River Valley Construction Group. We can build a custom home on an already owned lot or in another area within Indiana or Michigan, simply get in touch to begin the process. We have our own layouts, however will work with homeowners to create a unique floor plan, or are willing to search for one the homeowner will love. As a finalist for architectural & design in South Bend Tribune's Best of the Best, as well as being voted the Best New Home Builder in the South Bend/Mishawaka area, we would love to see you in the home of your dreams.



Daniel Weaver
Branch Manager | Realtor®
574-329-0645
danielweaver.realtor@gmail.com



Carson Eddy
Realtor® | Broker
574-303-7622
ceddy@coldwellhomes.com



Brian Banks
Mortgage Lending Sales Manager
574-400-4202
BBanks@NotreDameFCU.com
NMLS #262852

