

# BLUFFS OF CARROLL CREEK



**RE/MAX  
RESULTS**

Call Corey Malcolm  
for more information  
at 260.385.1283

Curve #	Length	Radius	Chord B.	Chord L.
C1	424.70'	825.00'	S48°39'14"W	420.02'
C2	166.04'	775.00'	S84°18'49"W	165.72'
C3	27.65'	25.00'	S08°31'14"W	25.50'
C4	225.29'	440.00'	S16°13'09"E	225.75'
C5	832.04'	1025.00'	N42°23'55"E	621.68'

## LEGEND

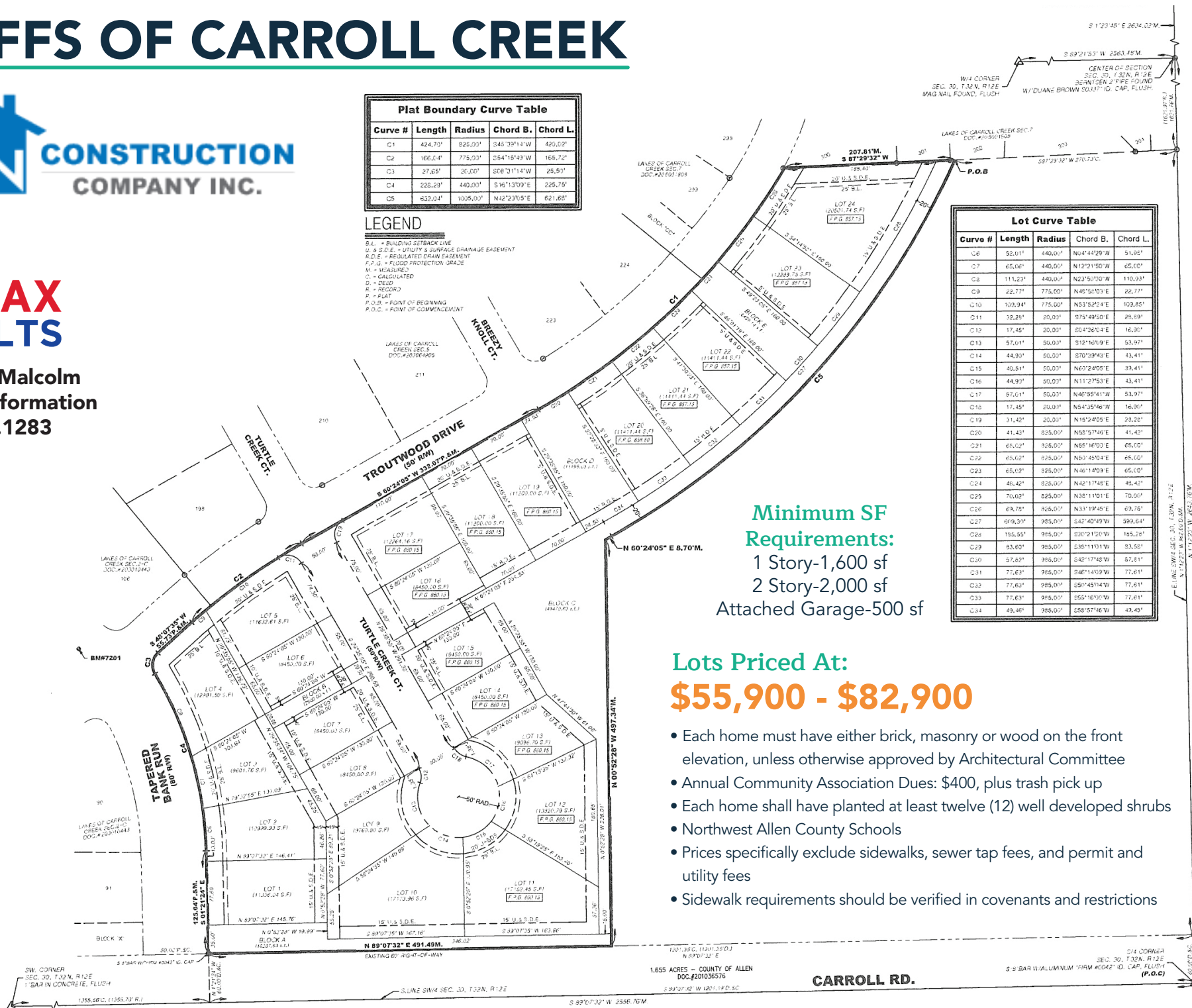
S.L. = BUILDING SETBACK LINE  
U & S.C.E. = UTILITY & SURFACE DRAINAGE EASEMENT  
R.D.E. = REGULATED DRAIN EASEMENT  
F.P.D. = FLOOD PROTECTION GRADE  
M = MEASURED  
C = CALCULATED  
D = DEED  
R = RECORD  
P = PLAT  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT

Curve #	Length	Radius	Chord B.	Chord L.
C6	52.01'	440.00'	N04°44'29"W	51.89'
C7	65.06'	440.00'	N12°21'50"W	65.00'
C8	111.23'	440.00'	N23°50'50"W	110.93'
C9	22.77'	775.00'	N45°50'03"E	22.77'
C10	103.94'	775.00'	N53°52'14"E	103.85'
C11	32.26'	20.00'	S75°49'50"E	25.89'
C12	17.45'	20.00'	S04°32'04"E	16.30'
C13	57.01'	50.00'	S12°10'09"E	53.97'
C14	44.30'	50.00'	S70°39'43"E	43.41'
C15	40.51'	50.00'	N60°24'05"E	33.41'
C16	44.93'	50.00'	N11°27'53"E	43.41'
C17	57.01'	50.00'	N46°55'41"W	53.97'
C18	17.45'	20.00'	N54°35'46"W	16.30'
C19	31.42'	20.00'	N15°24'05"E	23.28'
C20	41.43'	525.00'	N55°57'46"E	41.42'
C21	65.02'	525.00'	N55°16'03"E	65.00'
C22	65.02'	525.00'	N60°45'04"E	65.00'
C23	65.02'	525.00'	N46°14'03"E	65.00'
C24	45.42'	525.00'	N42°17'48"E	45.42'
C25	70.02'	525.00'	N35°11'01"E	70.00'
C26	63.75'	525.00'	N33°17'45"E	63.75'
C27	60.90'	955.00'	S42°40'49"W	59.64'
C28	155.55'	955.00'	S30°21'52"W	155.28'
C29	83.60'	955.00'	S35°11'51"W	83.58'
C30	57.82'	955.00'	S40°17'42"W	57.81'
C31	77.63'	955.00'	S46°14'03"W	77.61'
C32	77.63'	955.00'	S50°45'14"W	77.61'
C33	77.63'	955.00'	S55°16'50"W	77.61'
C34	49.46'	955.00'	S55°57'46"W	49.45'

**Minimum SF Requirements:**  
1 Story-1,600 sf  
2 Story-2,000 sf  
Attached Garage-500 sf

**Lots Priced At:**  
**\$55,900 - \$82,900**

- Each home must have either brick, masonry or wood on the front elevation, unless otherwise approved by Architectural Committee
- Annual Community Association Dues: \$400, plus trash pick up
- Each home shall have planted at least twelve (12) well developed shrubs
- Northwest Allen County Schools
- Prices specifically exclude sidewalks, sewer tap fees, and permit and utility fees
- Sidewalk requirements should be verified in covenants and restrictions



Lot	Features	Status	Price
1	S	Available	\$55,900
2	S	Available	\$55,900
3	S	Available	\$55,900
4	S	Available	\$64,900
5	S	Available	\$64,900
6	S	Available	\$60,900
7	S	Available	\$60,900
8	C, S, D	Available	\$64,900
9	C, S	Available	\$65,900
10	C, S	Available	\$77,900
11	C, S, D	Available	\$79,900
12	C, S, D	Available	\$80,900

Lot	Features	Status	Price
13	C, S, D	Available	\$67,900
14	C, S, D	Available	\$62,900
15	C, S, D	Available	\$65,900
16	S, D	Available	\$65,900
17	S	Available	\$64,900
18	S	Available	\$74,900
19	S	Available	\$74,900
20	S	Available	\$74,900
21	S	Available	\$74,900
23	S	Available	\$74,900
24	S	Available	\$74,900
25	S	Available	\$82,900

**Lot Features Key: C = Culdesac | S= Sidewalk | D = Daylight Basement**

**Ruoff Mortgage has Construction Loan Programs to fit your needs!**

**ONE-TIME CLOSE CONSTRUCTION**

**RATE LOCK FLOAT DOWN OPTION | NO FEE FLOAT DOWN OPTION**

Visit [Ruoff.com/loan-options/new-construction](http://Ruoff.com/loan-options/new-construction) to learn more about these programs.



**Larry Dickey**  
Senior Loan Officer | NMLS: 163931  
**260.402.5661**  
larry@ruoff.com  
Apply online at [Dickeylending.com](http://Dickeylending.com)

*We are your  
Experienced  
Team!*

**RE/MAX  
RESULTS**

**Corey Malcolm**  
Broker/REALTOR®

**260.385.1283**  
[coreymalcolm@remax.net](mailto:coreymalcolm@remax.net)



\*Construction and Condo loan programs aren't available in all states. Contact Ruoff Mortgage for more information. The pricing sheet shown is for informational purposes only.  
Ruoff Mortgage Company, Inc. is an Indiana corporation licensed by the Indiana Department of Financial Institutions (DFI). For complete licensing information visit: <http://www.nmlsconsumeraccess.org/EntityDetails.aspx?COMPANY/141868>. This is not an offer for extension of credit or a commitment to lend. All loans must satisfy company underwriting guidelines. Information and pricing are subject to change at any time and without notice. Equal Housing Lender. NMLS#141868 03302022

