

MAKEN CORPORATION



\$389,900.00*

**8410 Pelican Pointe Dr
Evansville, IN 47725
Blue Herron Estates
3330-3350 Approx Sq. Ft.**
3 Full Baths, 1 Half Bath
4 Bedrooms plus a Bonus Room**

Situated on a quiet cul-de-sac with an open concept, this home is great for raising a family and entertaining. The home welcomes you with a 2-story foyer opening into a spacious great room, kitchen, breakfast nook and easy access to the formal dining room. The kitchen has maple cabinets, granite countertops, stainless steel appliances and a glass backsplash. The formal dining room boasts crown molding, wainscoting, and a hand-scraped maple wood floor. Just off the kitchen is the home office. The great room showcases hardwood flooring crown molding and hand scraped maple floors with fireplace and entertainment center. A luxurious, first floor master suite features a master bath with 6' whirlpool tub, 6' double headed tile shower, separate water closet, and an expansive his-and-her walk-in closet. The upstairs features 3 bedrooms and 2 full baths. A large bonus room is a great getaway for the kids and can be a 5th bedroom. Extras include extensive custom crown mold, valances above the windows, wood shelving, and a 3-zone energy efficient HVAC. The yard has been professionally landscaped with sod and sprinkler system. A covered porch makes relaxing easy after a long day at work. Maken has included a concrete crawl space, which can be used as a storm safe area with access under the stairs.

1st Floor Master Bedroom	14'2" x 15'8"
Bedroom #2	11' x 10'7"
Bedroom #3	11' x 15'8"
Bedroom #4	14' x 11'4"
Great Room	18'7" x 18'11"
Formal Dining Room	11' x 13'
Office	10'8" x 11'8"
Bonus Room	622 sq. ft. approx.
Covered back porch	18' x 14'
3-Car Garage	880 sq. ft. approx.

**Contact Kevin for your personal tour. Call 812-453-2304
or visit us at www.makencorp.com**

*Price is subject to change without notice.

**Room sizes are taken off floor plan and may vary from actual measurements