

**Orange Co Country Paradise**  
1404 E county road 450 S  
Paoli, IN 47454

**\$859,000**  
52 +/- acres  
Orange County





## Orange Co Country Paradise Paoli, IN / Orange County

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### **SUMMARY**

**Address**

1404 E county road 450 S

**City, State Zip**

Paoli, IN 47454

**County**

Orange County

**Type**

Residential Property, Hunting Land, Timberland,  
Horse Property

**Latitude / Longitude**

38.492293 / -86.428729

**Taxes (Annually)**

3796

**Dwelling Square Feet**

5850

**Bedrooms / Bathrooms**

5 / 5

**Acreage**

52

**Price**

\$859,000

**Property Website**

<https://indianalandandlifestyle.com/property/orange-co-country-paradise-orange-indiana/28672/>



## **PROPERTY DESCRIPTION**

### **Orange County Country Paradise**

This property is more than just a home and land; this is a 'Lifestyle' property. The photos will attest to the beauty of this home, but more than just being beautiful, this home will put you in that country state of mind. It sets high atop a hill leaving you with breathtaking views from most all of its many oversized windows. To the east of the home there is a 10 acre clover hay field that drops in elevation as you move away from the house give you an overlook prospective from the main living room as well as both upstairs guest bedrooms. Each morning the sun can be viewed rising over your land often illuminating a field full of wildlife such as deer and turkey that come in droves to this food source from the thousands of acres of Hoosier National Forest that border your property. Just down from your driveway is the well know Lick Creek Trailhead with its many miles of trails winding through the surrounding hills. You will have private access to this network from the east side of your property affording you excellent outdoor recreational opportunities without ever having to start the car. With 52 +/- acres of your own you can engage in all that the country life has to offer! Excellent hunting of all kinds can be had in the 40+ acres of woods with many locations to add food plots which will help pull wildlife from the surrounding large public land tracks. Orange County is well known locally for producing large antlered bucks and this property will be no exception!

#### **The House**

Built in 2000 with sturdy 100% real brick construction this 5850 square foot home has room for the whole family and some friends too. There are 5 bedrooms and 4.5 baths, a great room the has a kitchen, living and dining areas, a den, hallways that are ADA accessible, an attached garage and a full basement. This will give you plenty of room to move the fun indoors when the weather shifts. Despite its large size it is and energy efficient home. With three separate HVAC units allowing for zone control, thickly insulated exterior walls, 36' of blown in insulation in the attic, quality Anderson windows and high efficiency lighting, your utility bills will be quite manageable. Speaking of utilities you have good cell service, security cameras, incredibly fast Fiber internet, natural gas, electric and phone lines. With all incoming utility lines buried underground and a clear map of their location. The property has excellent well water and a septic system with city water is available at the road. All runoff water from the roof gutters, floor drains and the pool are piped underground and away from the home. The roof was installed in 2016 with 40 year shingles give many years of worry free enjoyment ahead. Each room throughout the house has access ports for the Nutone central vacuum system.

#### **The Great Room and Den**

Great room consists of the kitchen, dining and family living areas, there is a grand entrance through double 36" entry doors from the covered porch, vaulted 13' ceilings giving the house has a very open feeling there is only a partial partition separating the spacious kitchen and dining area from the living room. This is where the 72' windows really shine allowing for incredible views of the surrounding acreage while letting the morning and evening sun pour in from both sides flooding the home with natural light that brings health and happiness along with it. The large 600 sq ft kitchen will no doubt be a social focal point and its step perfectly for the job! It has a bar style island, plenty of storage in the locally built custom oak cabinets complete with under lighting, double porcelain sink with garbage disposal, two in cabinet GE Convection ovens, 6 burner JennAir electric range with an indoor grill function, a dishwasher, large stainless steel refrigerator, a separate wine/beverage chiller, ceramic tile floors, a 24 sq ft pantry with custom cedar shelving, and many other great features! Your kitchen is clearly beautiful but also sure to meet your needs and and bring people together. Family room also has incredible views through twelve 72" tall windows along with a gas fireplace, 2 large ceiling fans with dimmable recessed can lights throughout the vaulted ceilings. As with the rest of the home there are custom woodwork and moldings. Perfect for entertaining up to 30 people comfortably with a big screen TV. The Den room serves as an office, has an entrance from the garage to the house and exterior doors leading out to both the east and west sides of house. The walls are covered in a custom wood interior finish that is capped off with crown molding.

## **The Bedrooms**

There are 5 bedrooms, 4 upstairs and 1 down. The bedrooms on the main level are spectacular! The primary bedroom suite will leave you speechless based on its sheer size. With 1550 total sq ft its bigger than many homes. this room is perfect for a private work from home space as there are windows looking to the east & south, It overlooks the in-ground pool and has its own double 36" glass door entrance to the covered veranda. There are two separate 7' X 13' ft walk through closets each with entrances from both the bedroom and bathroom. They are complete with cedar storage chests built in along with cedar shelving. Bathroom is definitely what you would expect after walking through this outside bedroom, it features a garden jacuzzi tub with customized tile around the tub and wall. An oversized shower with built in sitting area, a double vanity, double sinks and make up lighting, 6 panel sliding pocket doors. Two more upstairs guest bedrooms are oversized with their own bathroom featuring ceramic tile, stand up tub/shower, full length mirror and its own linen closet. They both have the great outdoor views as well as walk in closets complete with cedar shelving. The 4th and smallest upstairs bedroom is still over 200 sq ft and has a custom built cedar closet of 24 sq ft with cedar shelving. It also has beautiful views of the Hoosier National Forest to the east of the property. The 5th bedroom is in the basement and features tile floors, a drop ceiling, and stained wood finished walls. This could also be used as a "man cave" or trophy room. There is a separate huge closet and full bathroom next to it as well. Bathroom has ADA shower and is setup to be handicap accessible

## **The Basement**





The basement is 2800 sq ft and partially finished. It walks out to a concrete parking area that will easily fit 4 cars. Quiet floor system keeps the noise from upstairs to a minimum providing peace and quiet for those enjoying the what down stairs has to offer. There is a flu for a wood burning stove and a beautiful wood stove that is negotiable in the sale. There is also great potential for a mother-in-law suite as there is already a bedroom, bathroom, kitchenette and exterior doors. Maybe the coolest feature of this home is the 12 ft by 8 ft walk in fire proof safe room with a concrete walls, floor, ceiling and door. The interior walls are lined in cedar with a 124 gun felt lined long gun rack. Cedar shelves above to store ammunition and along with an area to repack your own brass shells. This is every sportsmen dream! There is plenty of room here to store all your other important and valuable things. This room can also double as a perfect storm shelter. There is a ton of open space available if you want a pool or ping pong table and a great spot there a projection screen could be hung and a home theater installed.

### **The Garage and Outbuildings**

The garage is attached and hold 2 cars with room to spare for your motorcycles and the tools and toys. Its finished with drywall and oak trim. Its insulated with 2x6 exterior walls and an insulated overhead door that has a wifi enabled door opener. The 5600 sq ft pole barn has room for all your big toys and projects. It has a 14' oversize door you can get the biggest RV or boat in for storage. With 6" insulated walls and ceiling it easy to keep it comfortable using the HVAC system. If you like to work on stuff this is the place for you! There is a work bench, welding hook-ups, an auto lift mount and frame straitening anchors in the floor, as well a large air compressor that will remain with the property. ready for your next project. There is a half bath and an additional 800 sq ft of storage found in an elevated parts room complete with more shelving than you could fill. There is a 5 car garage on the back side of the main work shop for all you extra vehicles and project cars. This shop is every motor heads dream! Down the lane from the shop is a 3240 sq ft pole barn that is fitted with 2 hay lofts and 10 horse stalls but could be used for a wide verity of things.

For more information or to schedule a private tour of this property contact Andrew Epperson Cell: 812-789-6688 Email: AEpperson@mossyoakproperties.com



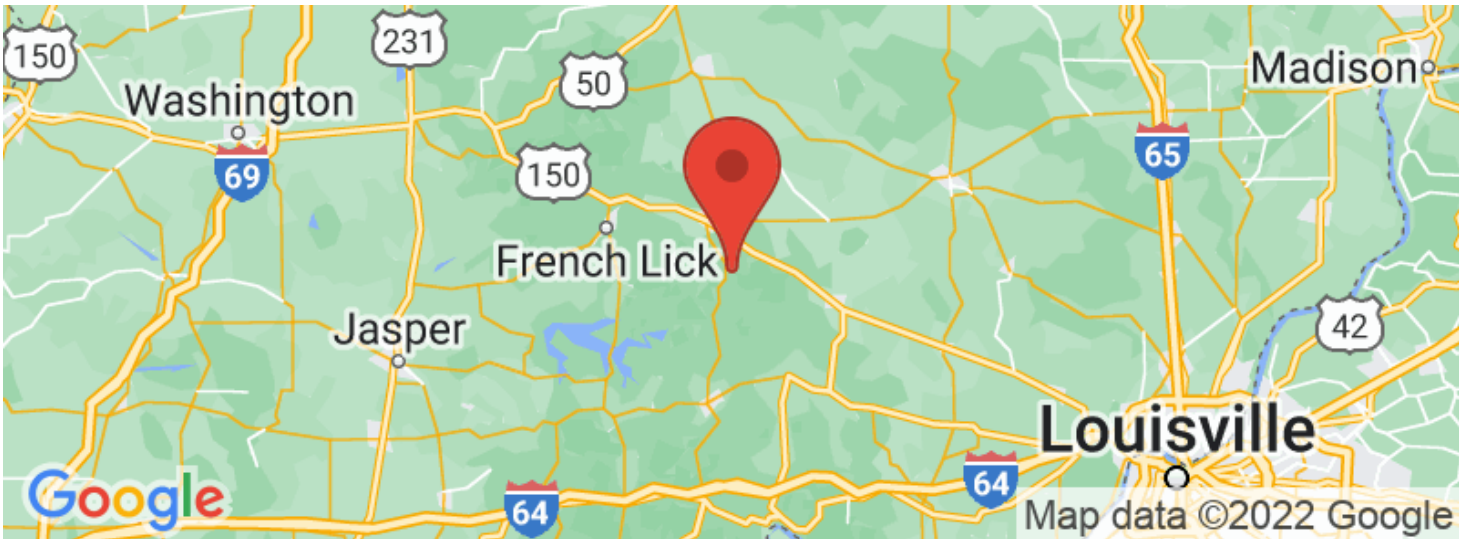
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Paoli, IN / Orange County

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# Locator Maps



# Aerial Maps





**LISTING REPRESENTATIVE**

For more information contact:



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**NOTES**

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.





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