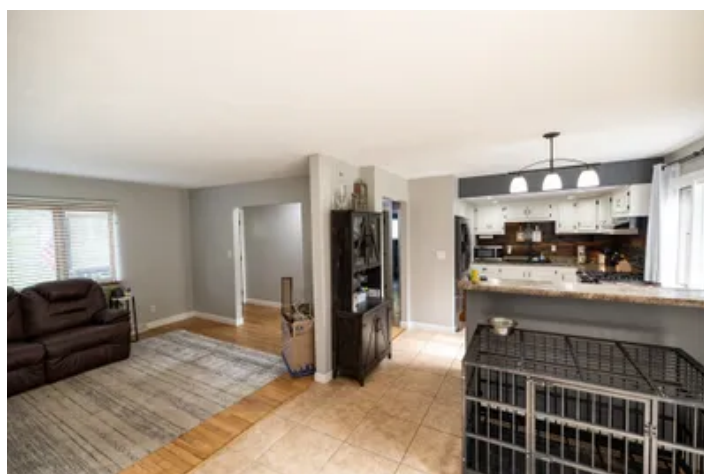


Home For Sale - Rochester, IN - Fulton County - Clean 3  
bed 2 Bath Home  
1312 S Park Rd  
Rochester, IN 46970

**\$199,000**  
0.440± Acres  
Fulton County



## Home For Sale - Rochester, IN - Fulton County - Clean 3 bed 2 Bath Home

### Rochester, IN / Fulton County

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#### **SUMMARY**

**Address**

1312 S Park Rd

**City, State Zip**

Rochester, IN 46970

**County**

Fulton County

**Type**

Residential Property, Single Family

**Latitude / Longitude**

41.060787 / -86.226049

**Taxes (Annually)**

475

**Dwelling Square Feet**

1200

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

0.440

**Price**

\$199,000

**Property Website**

<https://indianalandandlifestyle.com/property/home-for-sale-rochester-in-fulton-county-clean-3-bed-2-bath-home-fulton-indiana/82224/>





## Home For Sale - Rochester, IN - Fulton County - Clean 3 bed 2 Bath Home Rochester, IN / Fulton County

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### **PROPERTY DESCRIPTION**

#### **Charming Home Across from Rochester City Park**

Welcome to this beautifully updated 3-bedroom, 2-bath single-story home in Rochester, IN. Perfectly positioned across from the city park, this home offers peaceful surroundings with convenient access to Hwy 31 and downtown—close enough for easy commutes, yet far enough to enjoy quiet living.

Sitting on a spacious 0.44-acre lot, this 1,200 sq ft brick-style home has been thoughtfully renovated throughout. Inside, you'll find warm hardwood floors in most rooms, stylish tile in the bathrooms, and plush carpet in one of the spare bedrooms. The custom kitchen features ample counter and cabinet space, a charming wood backsplash, newer appliances—including a gas stove, dishwasher, and a quality refrigerator. The kitchen also has stylish tiling for the floor. The home also features a smart thermostat for efficient climate control.

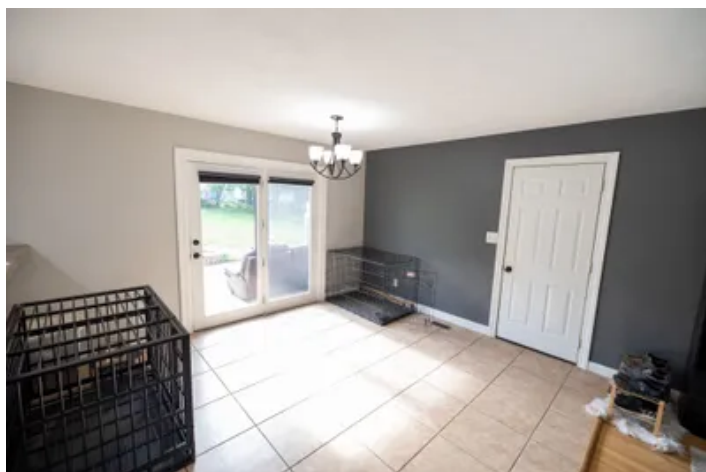
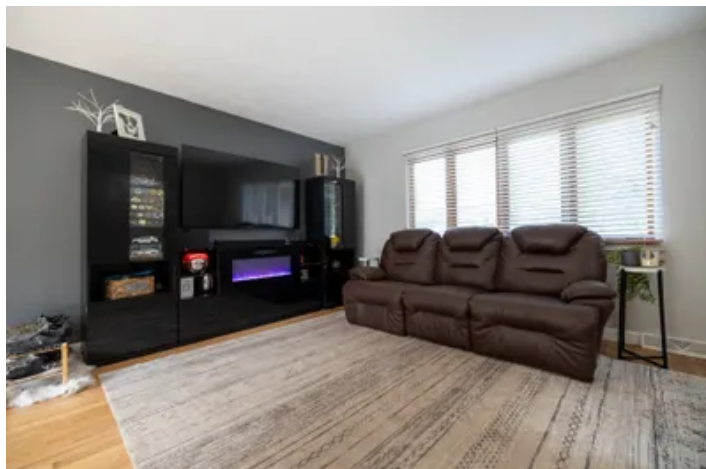
The master bedroom showcases custom touches and its own cozy electric fireplace, as well as the one in the main living area. Both bathrooms include a combination of stand-up showers and tubs for added versatility. Additional highlights include a newer water heater and furnace (NIPSCO gas), a 200-amp electric service, and laundry hookups in garage with washer and dryer included.

Step outside to enjoy the hot tub, a 12x16 shed for extra storage, and a spacious 2-car attached garage that's heated and cooled—ideal for year-round use. Deer and other wildlife frequently visit the back yard! Plenty of space for a garden or other landscaping.

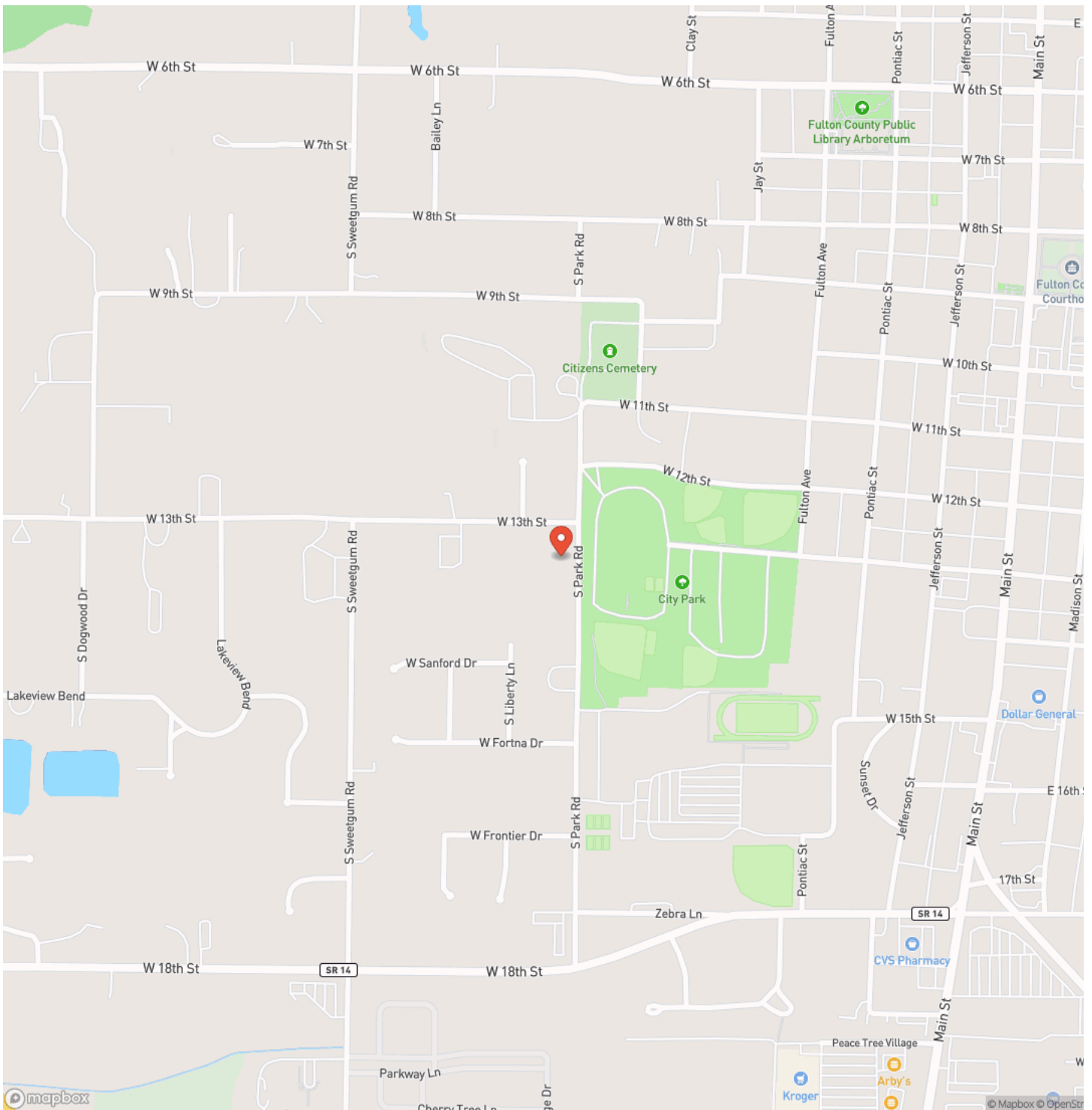
This move-in ready gem combines comfort, convenience, and character. Don't miss your chance to call it home!

Contact Ty Mills for more information or to set up a showing! [260-571-5232](tel:260-571-5232) / [tmills@mossyoakproperties.com](mailto:tmills@mossyoakproperties.com)

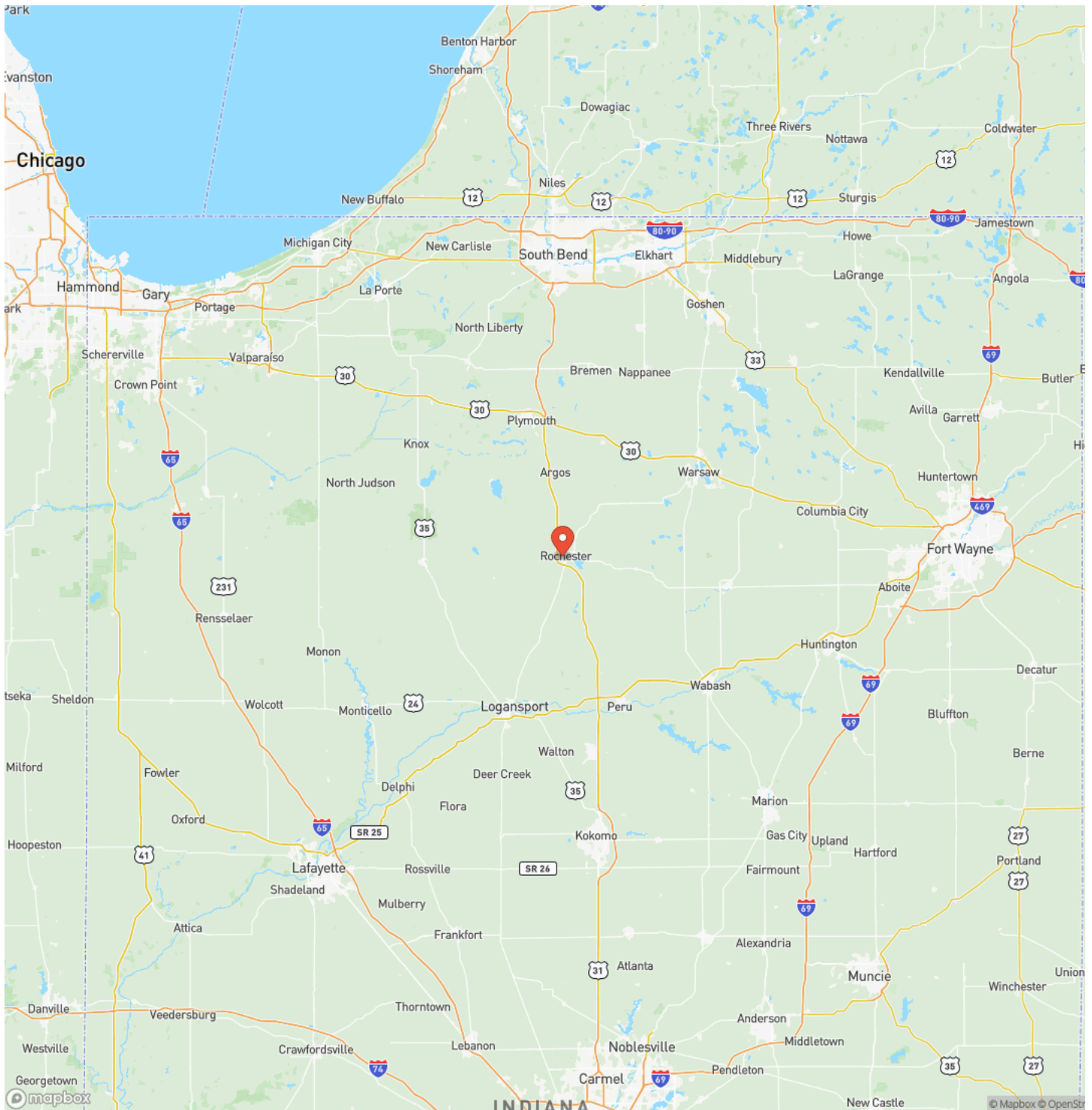
Home For Sale - Rochester, IN - Fulton County - Clean 3 bed 2 Bath Home  
Rochester, IN / Fulton County



## Locator Map

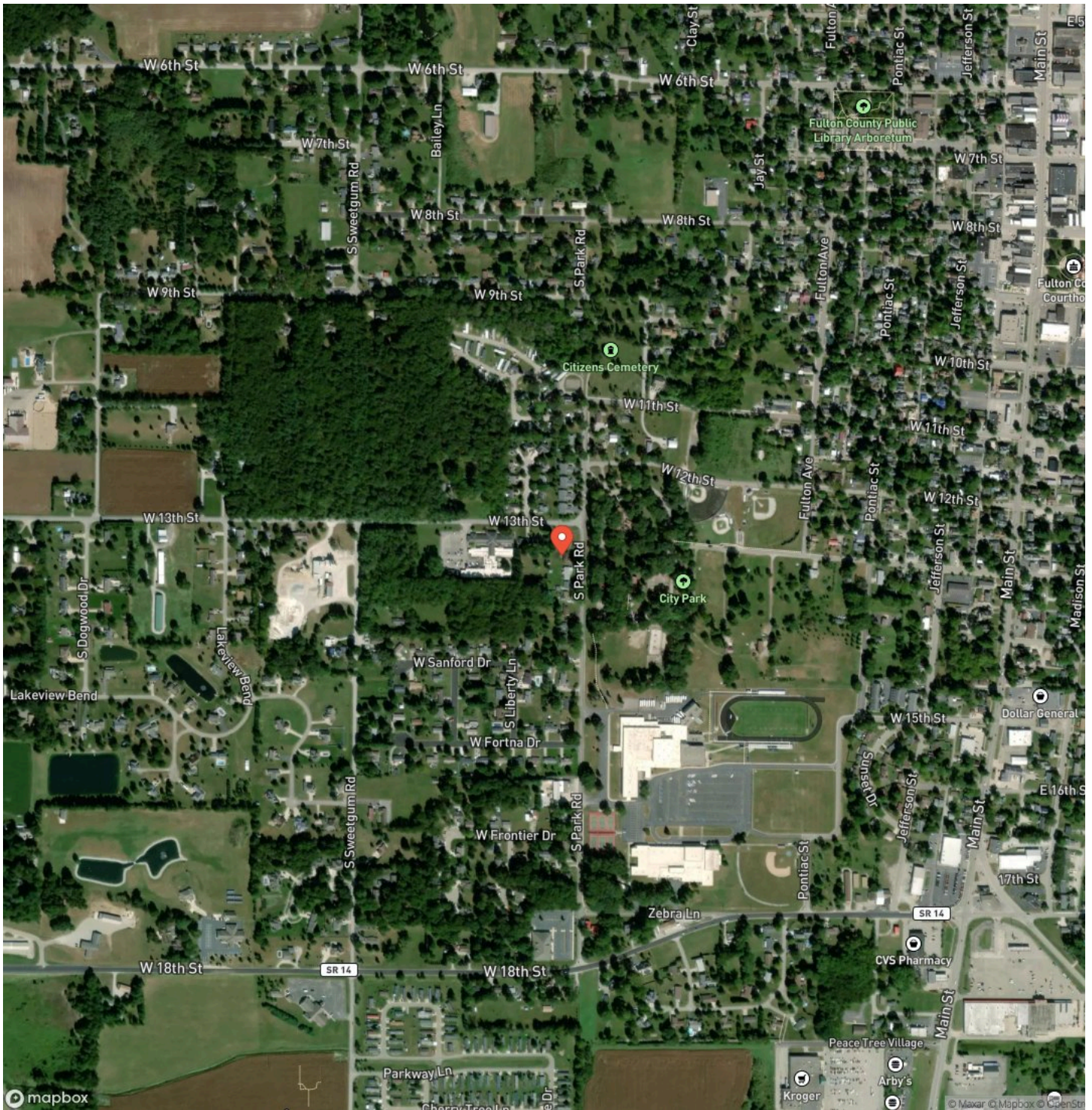


## Locator Map





## Satellite Map



## Home For Sale - Rochester, IN - Fulton County - Clean 3 bed 2 Bath Home

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Ty Mills

## Mobile

(260) 571-5232

## Office

(765) 505-4155

## Email

tmills@mossyoakproperties.com

**Address**

2013 E Lou Ln

## City / State / Zip

## NOTES

[illegible]



## 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.



**<https://indianalandandlifestyle.com/>**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Mossy Oak Properties Indiana Land and Lifestyle**

**PO Box 10**

**Clinton, IN 47842**

**(765) 505-4155**

**<https://indianalandandlifestyle.com/>**

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