



IRISH REALTY  
&  
COOREMAN  
PROPERTIES

# THE SORIN

## A charming house of convenience

- Open Floor Plan
- Master Bedroom with En-suite
- Gas Fireplace
- Attached Two Car Garage
- Main Floor Laundry
- Sitting Room in Master Bedroom
- Protective Covenants
- All Builders Welcome

**1,762 sf**

This one-of-a-kind ranch features three bedrooms, two bathrooms, and a spacious two-car garage. The open-concept floor plan has a beautiful kitchen complete with built-in cabinetry, wrap around countertops, and dining nook. Dining room with 13-foot tray ceiling has access from the kitchen, great room, and foyer. The soaring great room with cathedral ceilings features a gas fireplace with decorative mantel and stone details. The master suite features a private sitting room, a spacious walk-in closet, and en-suite bathroom with his and her vanities including a makeup vanity. I-Joist floor construction allows a larger basement below, that can be finished to suit. Generous landscaping and hydroseed yard are also options to finish making this luxurious design your home.

Schedule your private showing today!



IRISH REALTY  
&  
COOREMAN  
PROPERTIES

4044 Technology Drive  
South Bend, IN 46628  
Cooreman.com

Steve Cooreman  
Steve@cooreman.com  
574.250.5024

## THE SORIN | AMENITIES



The gourmet kitchen features granite countertops, custom island, luxury built-in cabinetry, and stainless steel appliances.



Open-concept living spaces flow from the soaring foyer into the great room, dining nook, and kitchen



Grand yet accessible, the elegant dining room features a 13-foot tray ceiling and access to the kitchen, great room and foyer.

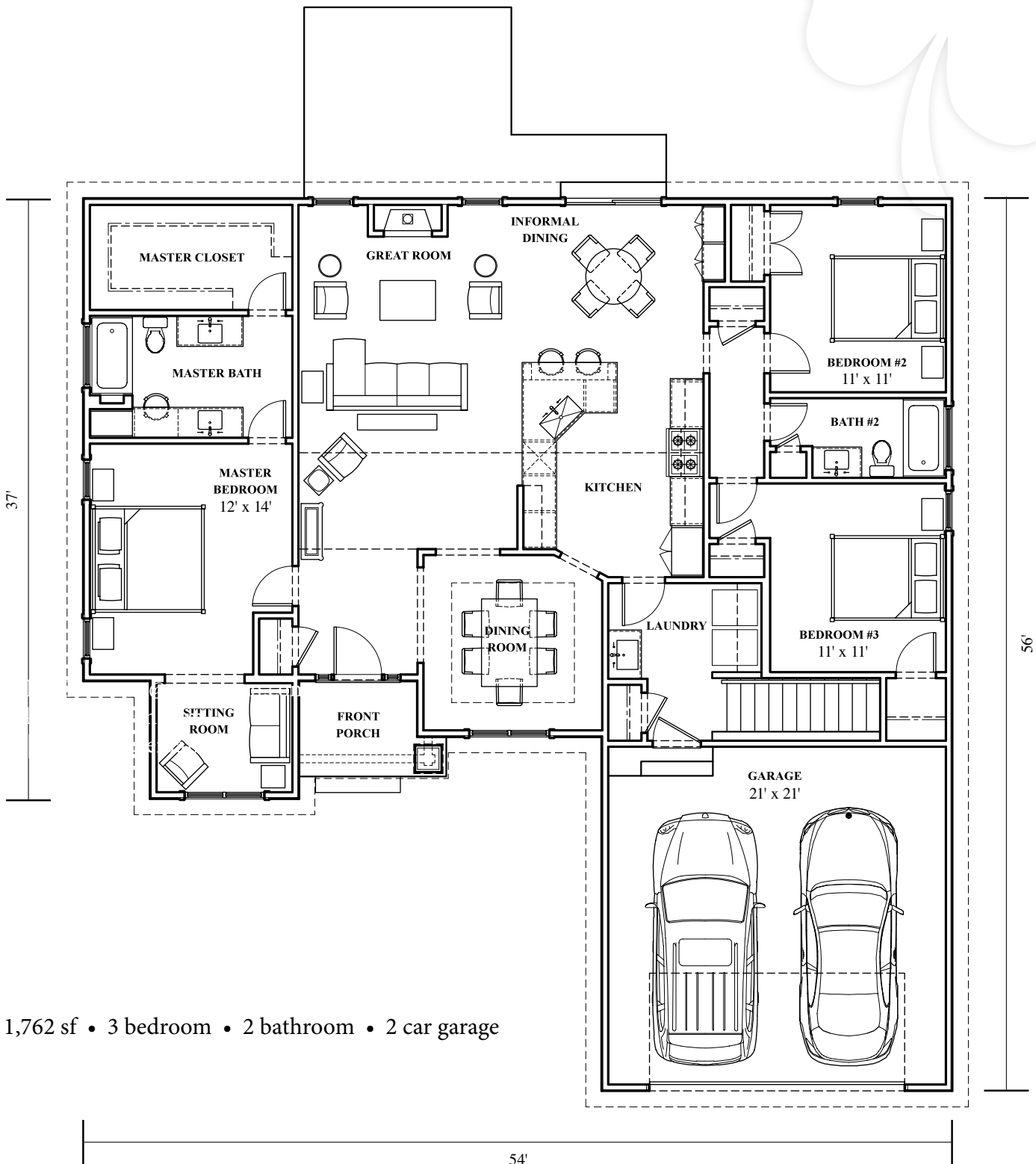


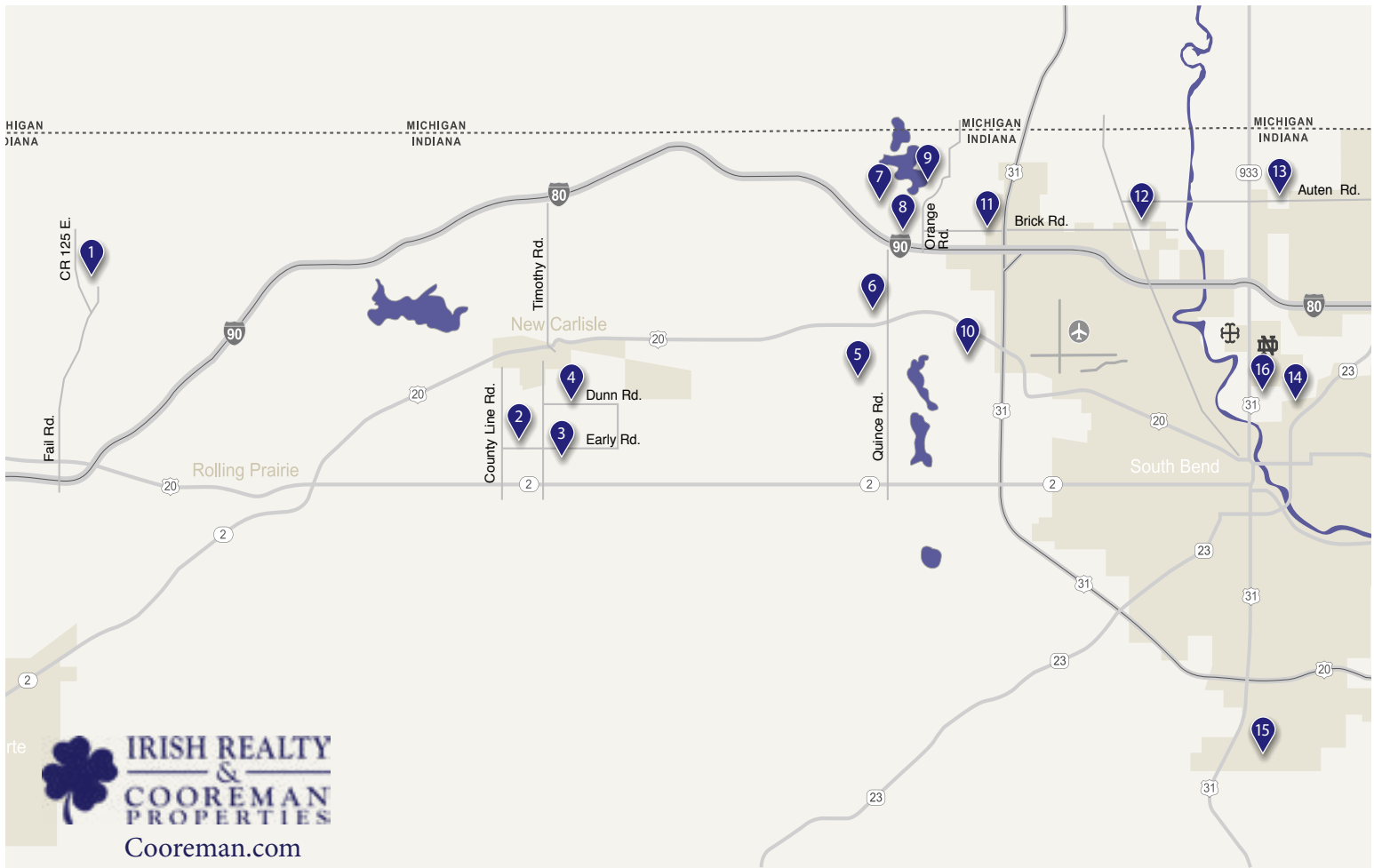
Enjoy the private and spacious master suite with en-suite bathroom, large walk-in closet, and bonus sitting room.



IRISH REALTY  
&  
COOREMAN  
PROPERTIES

# THE SORIN | FLOORPLAN





## Cooreman Communities

### 1. WAGNER ESTATES

LaPorte. North of US 20, in LaPorte County.

### 2. NEW PRAIRIE KNOLLS

New Carlisle. 1 mile South on East side of County Line Roads.

### 3. STONE OAK ESTATES

South Bend. 2 miles South of New Carlisle on East side of Timothy Road.

### 4. WINTERGREEN MEADOWS

New Carlisle. Off US Highway 20, 1 mile East of Timothy Road on North side of Dunn Road.

### 5. WEST POINTE ESTATES

South Bend. Located on south side of US Highway 20, ½ mile West of Quince Road.

### 6. BOULDER BAY

South Bend. West side of Quince Road, ½ mile North of US Highway 20.

### 7. WESTWOOD SHORES

South Bend. Off the 31 Bypass, exit Cleveland/Brick Rd.–West 2 miles to Primrose, entrance across from Elbel Golf Course on South side of Auten Road.

### 8. WESTWOOD HILLS AT ELBEL

South Bend. Off the 31 Bypass, exit Cleveland/Brick Road intersection of Brick and Primrose Road.

### 9. WESTWOOD KNOLLS AT BLACKTHORN

South Bend. Off the 31 Bypass, West side of Orange Road, 1 mile North of Brick Road.

### 10. TERRE VERDE HILLS

South Bend. On South side of US Highway 20, 1 mile West of 31 Bypass.

### 11. THE VILLAS AT LAKE BLACKTHORN

South Bend. Northwest corner of the 31 Bypass, & Cleveland/Brick Road corridor.

### 12. THE OAKS

South Bend. South side of Brick Road, between Portage Ave. and Lilac Road.

### 13. AUDUBON WOODS

South Bend. South side of Auten Road, ½ mile East of US 31/SR 933.

### 14. SOUTH OF CAMPUS

South Bend. South of Notre Dame campus on Hill Street, Frances Street, and Howard Street.

### 15. ROYAL OAK ESTATES

South Bend. South side of Johnson Road, 1 mile East of US 31.

### 16. IRISH COMMONS

South Bend. South side of Notre Dame, Next to Eddy Street Commons