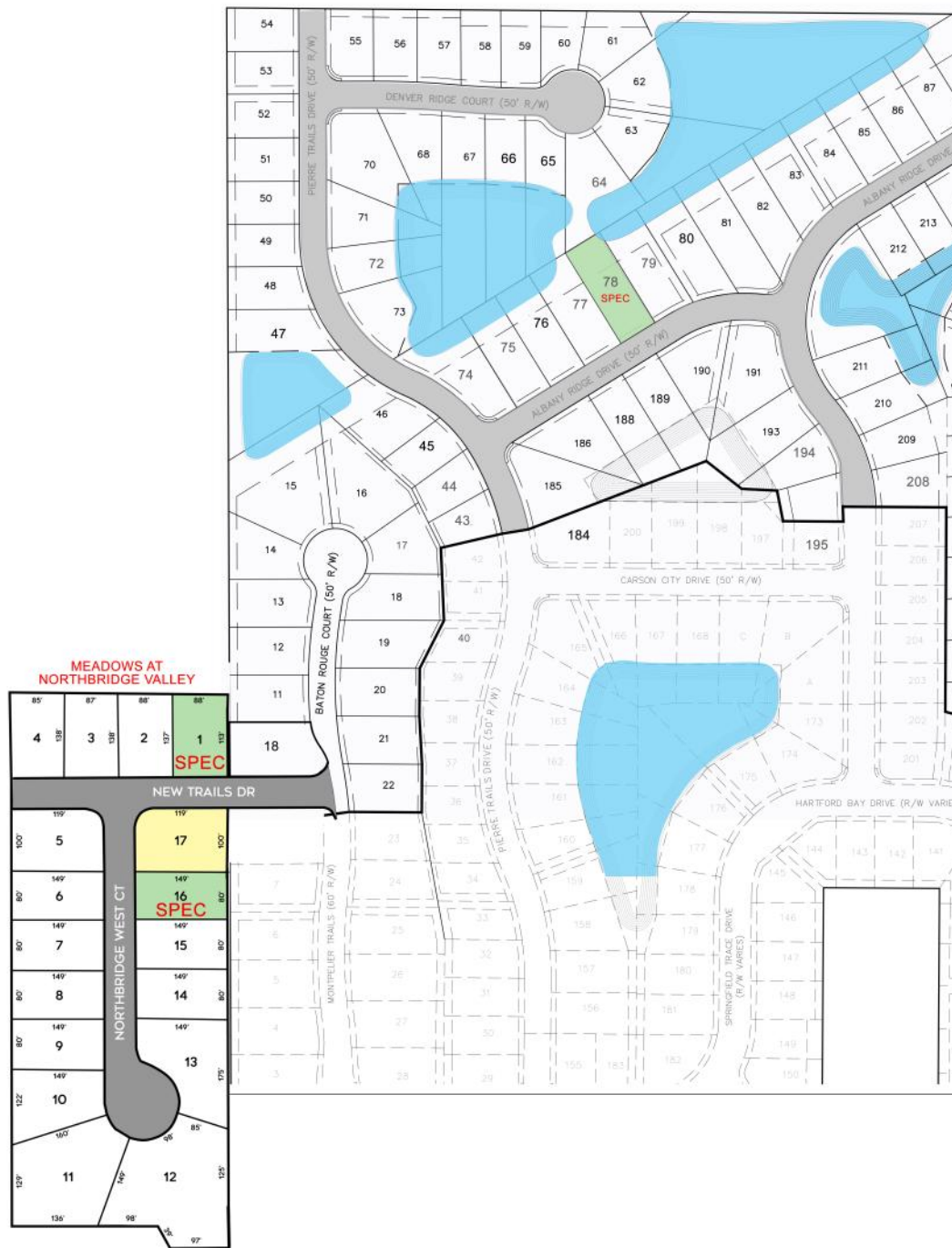


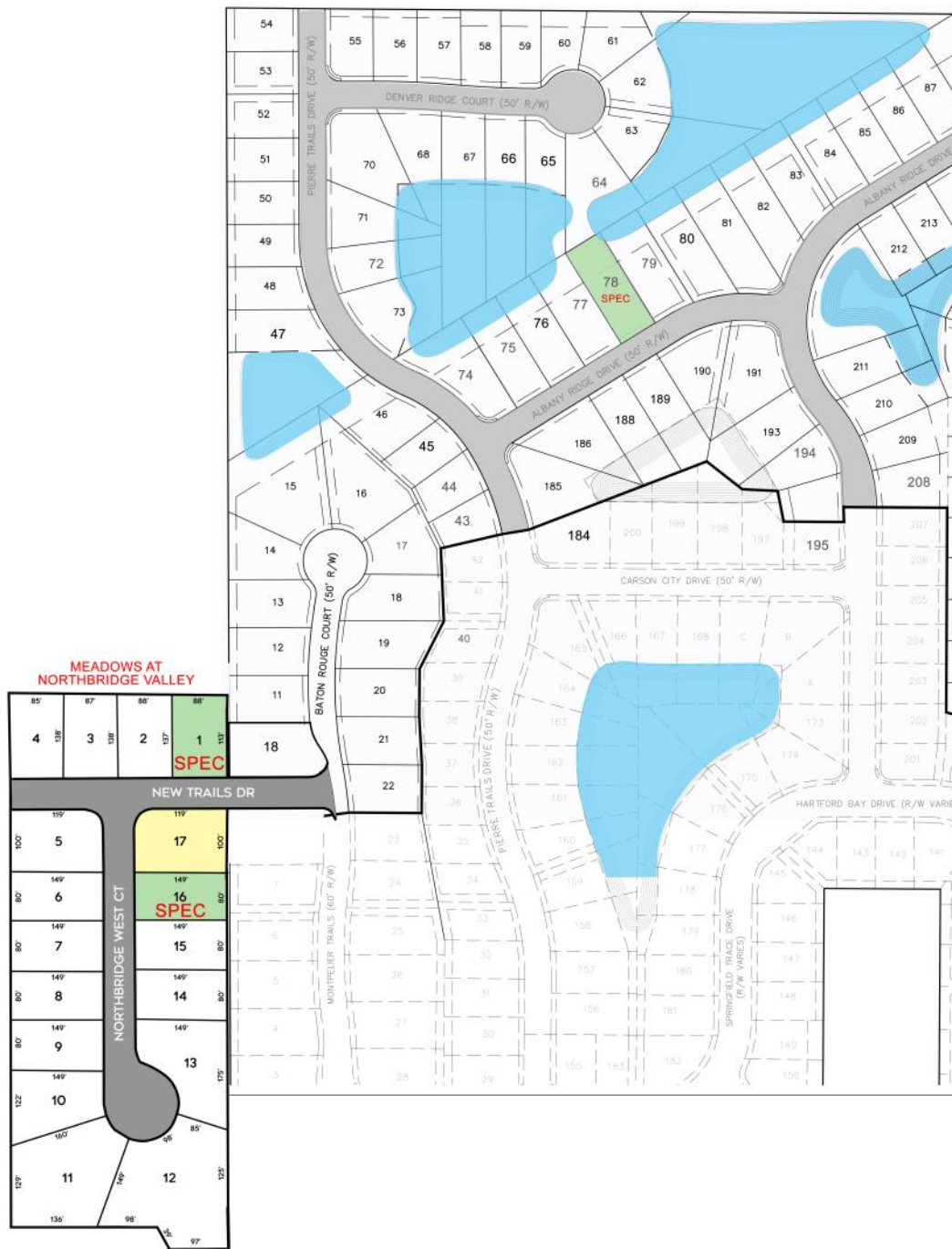
NORTHBRIDGE VALLEY



GOLDEN LEGACY TEAM
 Coldwell Banker Real Estate Group
 574-207-6502
sales@goldenlegacyteam.com



WWW.NORTHBRIDGEVALLEY.COM



LOT #	ADDRESS	PLAN	BED / BA	FIN SQ FT	EST COMP	PRICE
78	11377 Albany Ridge Dr	Susan	3 / 2	1724	SPRING '26	\$499,999

MEADOWS AT NORTHBRIDGE VALLEY

16	54810 Northbridge West Ct	Casey	3 / 2.5	2405	Spring '26	\$649,900
14	54844 Northbridge West Ct	Lauren	4 / 3.5	2717	Fall '26	\$599,999
1	11509 New Trails Dr	Lauren	4 / 3.5	2763	Fall '26	\$649,999

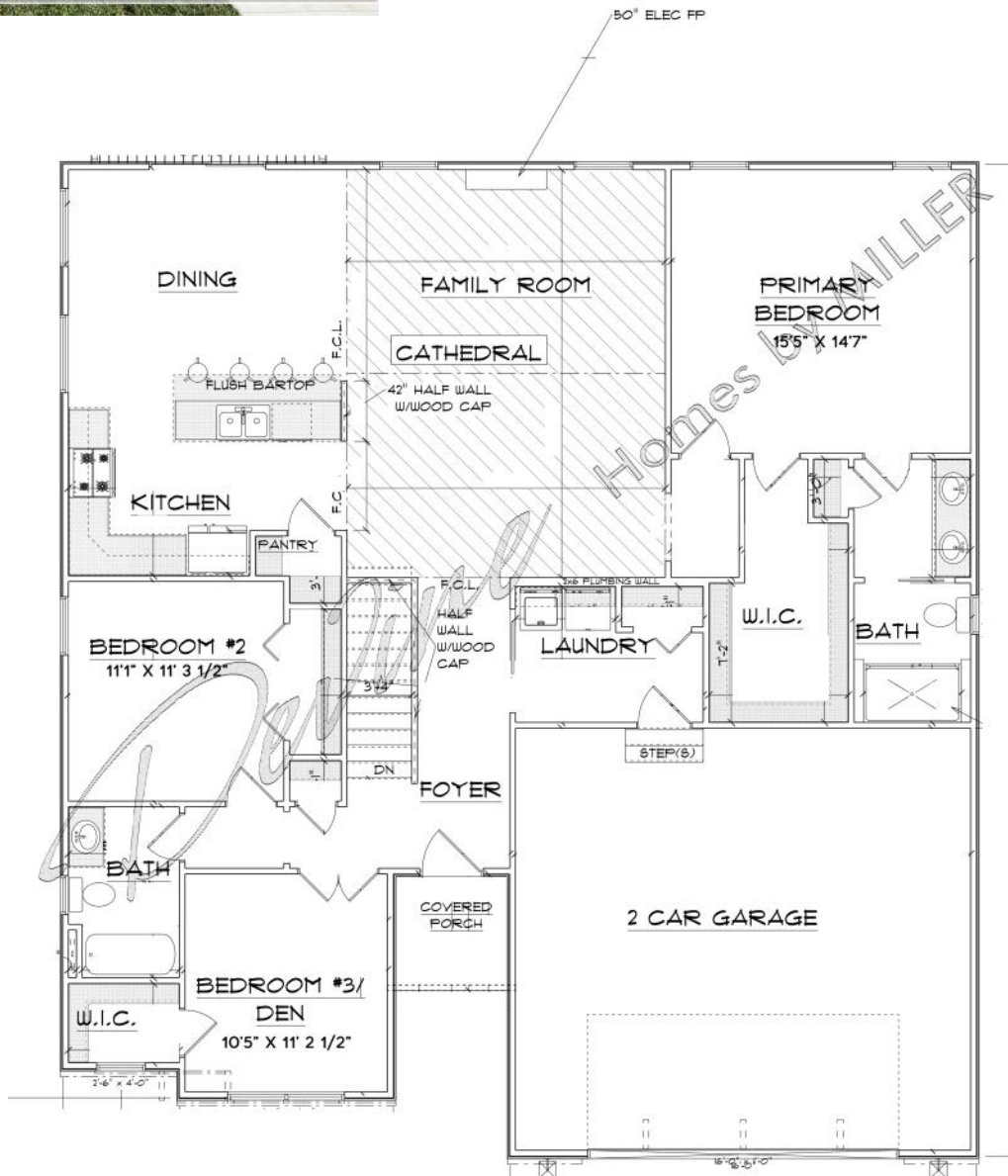
3 BEDROOMS | 2 BATHS | 1724 FIN SQ FT



1724 above grade finished

1724 unfinished

1724 TOTAL

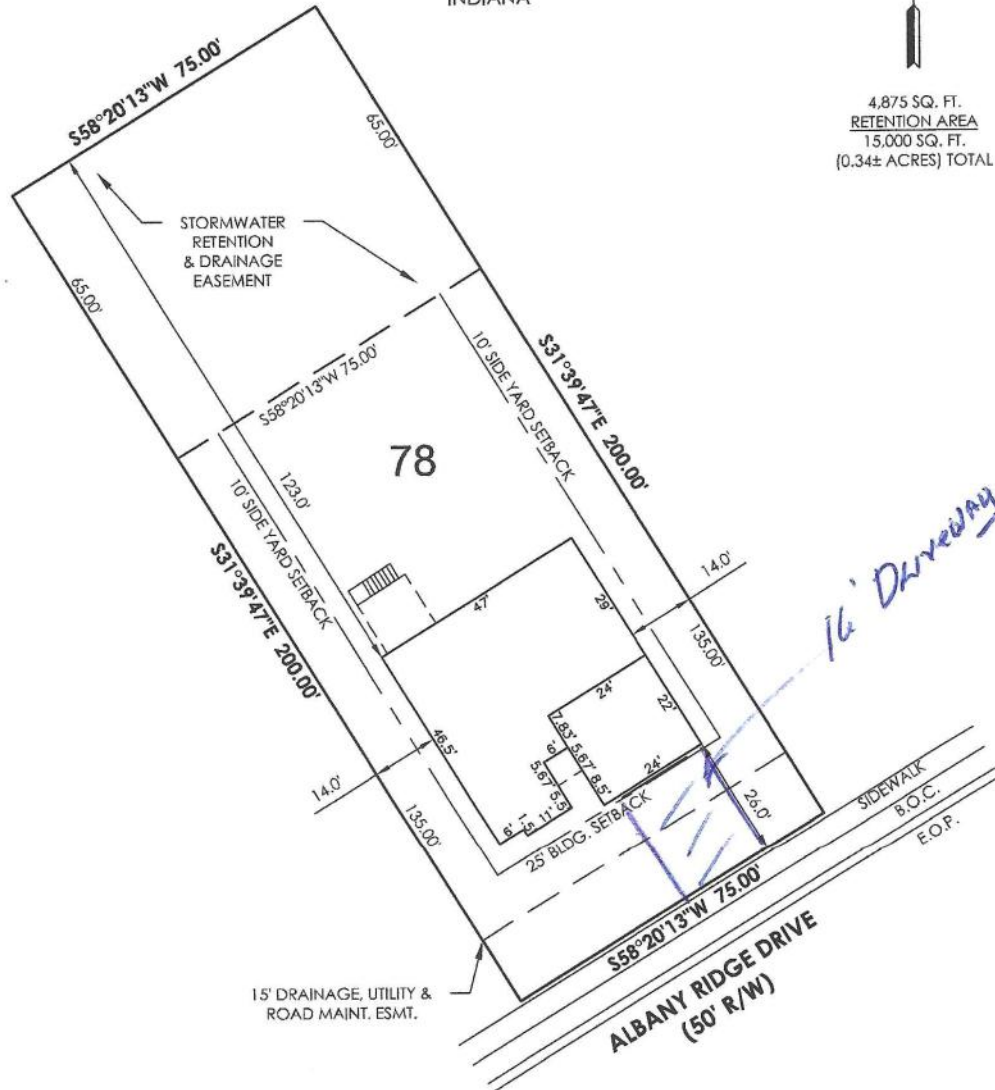


WWW.NORTHBRIDGEVALLEY.COM

LOT 78, NORTHBRIDGE VALLEY, SECTION FOUR
SECTION 32, TOWNSHIP 38 NORTH, RANGE 4 EAST,
PENN TOWNSHIP, ST. JOSEPH COUNTY,
INDIANA



4,875 SQ. FT.
RETENTION AREA
15,000 SQ. FT.
(0.34± ACRES) TOTAL

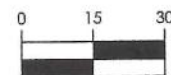


NOTES:

- THIS DRAWING DEPICTS THE APPROXIMATE LAYOUT OF THE LOT. FOR ACTUAL DIMENSIONS, SEE THE RECORDED FINAL PLAT.
- WHEN BUILDING A STRUCTURE BELOW GRADE, SPECIAL CONSIDERATION SHOULD BE GIVEN TO SOIL CONDITIONS, FOUNDATION DESIGN, ETC. SUCH CONSIDERATION IS BEYOND, AND NOT PART OF, THE SCOPE OF THIS PLAN.
- SUBDIVISION IS SERVICED BY MUNICIPAL SEWER & WATER.

LEGEND

B.O.C. BACK OF CURB
E.O.P. EDGE OF PAVEMENT



SCALE: 1"=30'
BAR SCALE IN FEET

DRAWING FOR: BUILDING PERMITS ONLY
PREPARED FOR: DEVINE HOMES BY MILLER

THE STRUCTURE IS APPROX. 26' FROM THE R/W
THE STRUCTURE IS APPROX. 37' FROM THE CURB

COPYRIGHT 2025 - ABONMARCHE CONSULTANTS, INC.

DATE OF FIELDWORK:

FIELDBOOK:

REVIEWED BY:

SCALE: 1"=30'

DATE: 10/13/2025

ZONING: RESIDENTIAL

DRAWN BY: EMR

SHEET 1 OF 1

JOB NO. 25-0167-33

54810 NORTHBRIDGE WEST CT—LOT 16

3 BEDROOMS | 2.5 BATHS | 2405 FIN SQ FT



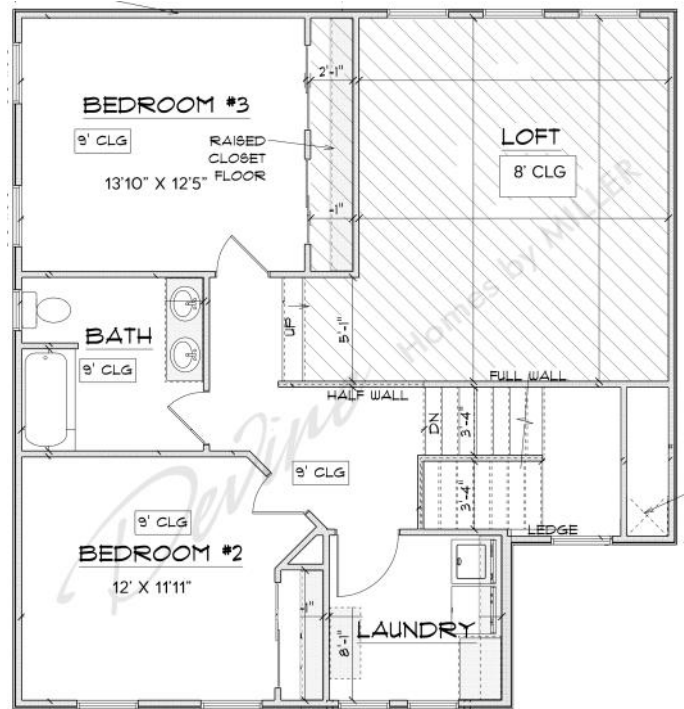
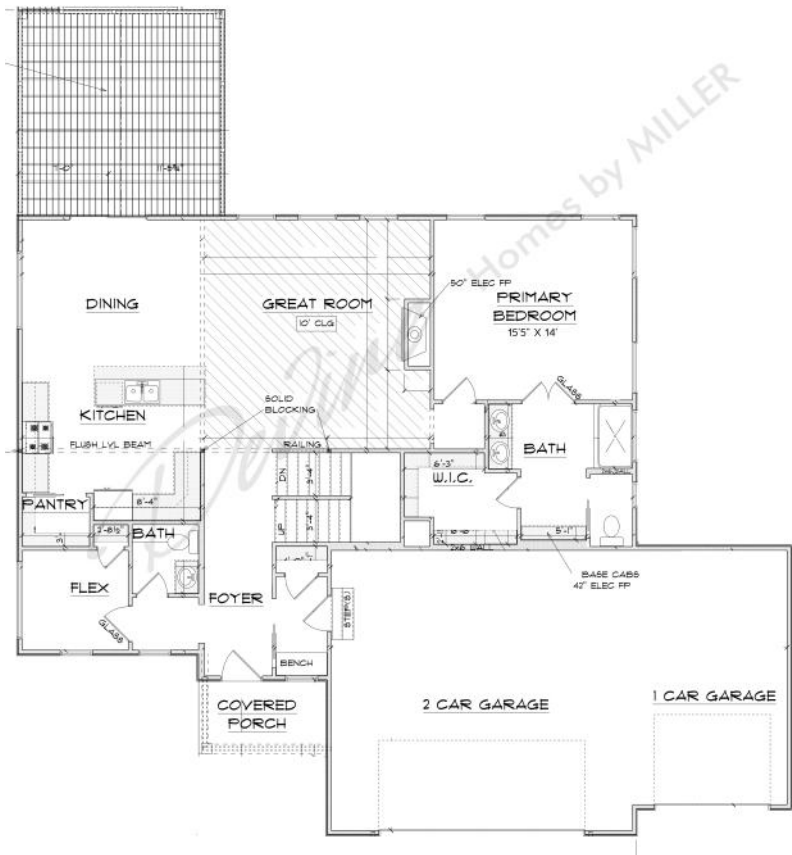
Above Grade

2,405 above grade finished

Below Grade

1462 unfinished

1,422 TOTAL

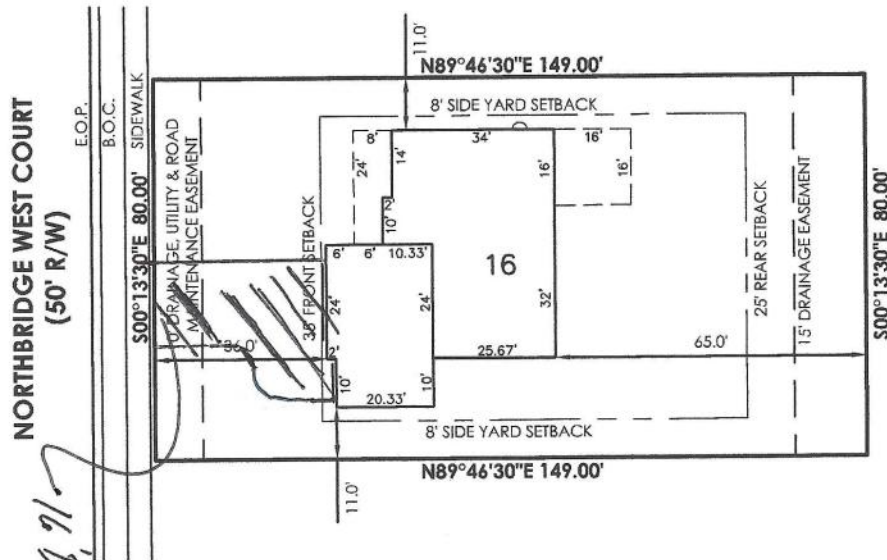


WWW.NORTHBRIDGEVALLEY.COM

LOT 16, NORTHBRIDGE VALLEY, PHASE TWO
SECTION 32, TOWNSHIP 38 NORTH, RANGE 4 EAST,
PENN TOWNSHIP, ST. JOSEPH COUNTY,
INDIANA



11,920 SQ. FT.
(0.27± ACRES)

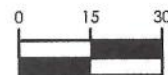


NOTES:

1. FRONT & SIDE YARD SETBACK DIMENSIONS SHOWN ARE MEASURED TO HOUSE FOUNDATION.
2. CONTRACTOR SHALL NOT PROCEED WITH ANY EXCAVATION OR CONSTRUCTION ACTIVITY UNTIL ALL PERMITS ARE OBTAINED.
3. THIS DRAWING DEPICTS THE APPROXIMATE LAYOUT OF THE LOT. FOR ACTUAL DIMENSIONS, SEE THE RECORDED FINAL PLAT.
4. WHEN BUILDING A STRUCTURE BELOW GRADE, SPECIAL CONSIDERATION SHOULD BE GIVEN TO SOIL CONDITIONS, FOUNDATION DESIGN, ETC. SUCH CONSIDERATION IS BEYOND, AND NOT PART OF, THE SCOPE OF THIS PLAN.

LEGEND

B.O.C. BACK OF CURB
E.O.P. EDGE OF PAVEMENT



SCALE: 1"=30'
BAR SCALE IN FEET

DRAWING FOR: BUILDING PERMITS ONLY
PREPARED FOR: DEVINE HOMES BY MILLER

THE STRUCTURE IS APPROX. 36' FROM THE R/W
THE STRUCTURE IS APPROX. 47' FROM THE CURB

DATE OF FIELDWORK:

FIELDBOOK:

REVIEWED BY:

SCALE: 1"=30'

DATE: 07/14/2025

ZONING: RESIDENTIAL

DRAWN BY: EMR

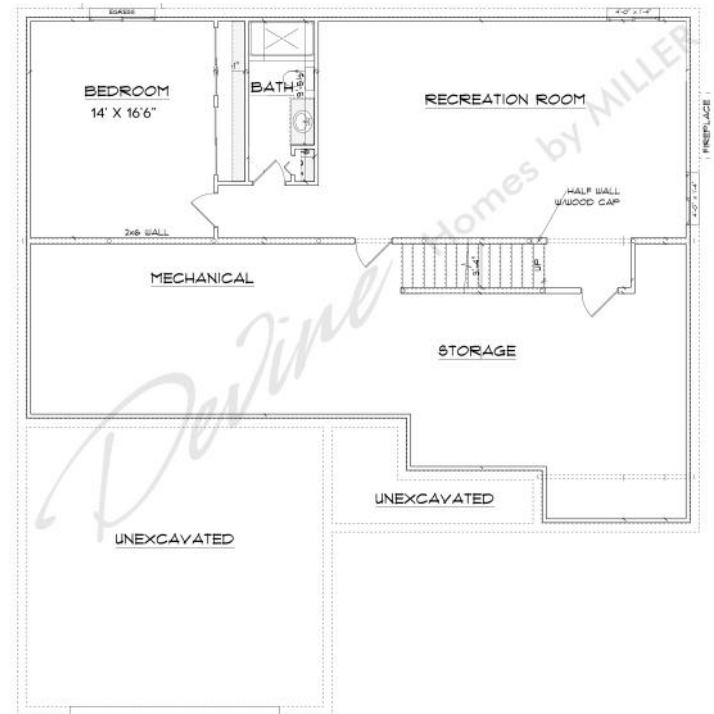
SHEET 1 OF 1

4 BEDROOMS | 3.5 BATHS | 2763 FIN SQ FT



1842 above grade finished

2763 TOTAL FINISHED

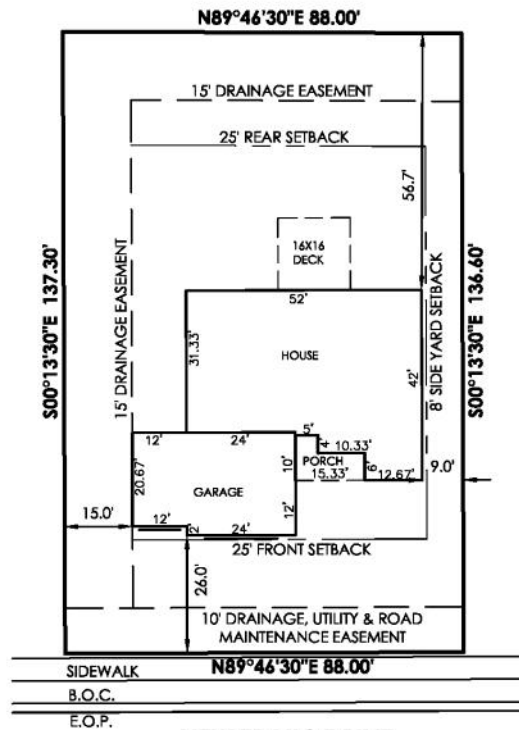


WWW.NORTHBRIDGEVALLEY.COM

LOT 1, NORTHBRIDGE VALLEY, PHASE TWO
SECTION 32, TOWNSHIP 38 NORTH, RANGE 4 EAST,
PENN TOWNSHIP, ST. JOSEPH COUNTY,
INDIANA



12,051 SQ. FT.
(0.28± ACRES)



**NEW TRAILS DRIVE
(50' R/W)**

NOTES:

- FRONT & SIDE YARD SETBACK DIMENSIONS SHOWN ARE MEASURED TO HOUSE FOUNDATION.
- CONTRACTOR SHALL NOT PROCEED WITH ANY EXCAVATION OR CONSTRUCTION ACTIVITY UNTIL ALL PERMITS ARE OBTAINED.
- THIS DRAWING DEPICTS THE APPROXIMATE LAYOUT OF THE LOT. FOR ACTUAL DIMENSIONS, SEE THE RECORDED FINAL PLAT.
- WHEN BUILDING A STRUCTURE BELOW GRADE, SPECIAL CONSIDERATION SHOULD BE GIVEN TO SOIL CONDITIONS, FOUNDATION DESIGN, ETC. SUCH CONSIDERATION IS BEYOND, AND NOT PART OF, THE SCOPE OF THIS PLAN.

LEGEND

B.O.C. BACK OF CURB
E.O.P. EDGE OF PAVEMENT



SCALE: 1" = 30'
BAR SCALE IN FEET

DRAWING FOR: BUILDING PERMITS ONLY
PREPARED FOR: DEVINE HOMES BY MILLER

THE STRUCTURE IS APPROX. 26' FROM THE R/W
THE STRUCTURE IS APPROX. 37' FROM THE CURB

DATE OF FIELDWORK:

FIELDBOOK:

REVIEWED BY:

SCALE: 1"=30'

DATE: 01/19/2026

ZONING: RESIDENTIAL

DRAWN BY: EMR

SHEET 1 OF 1

54844 NORTHBRIDGE WEST CT—LOT 14

4 BEDROOMS | 3.5 BATHS | 2717 FIN SQ FT



Above Grade

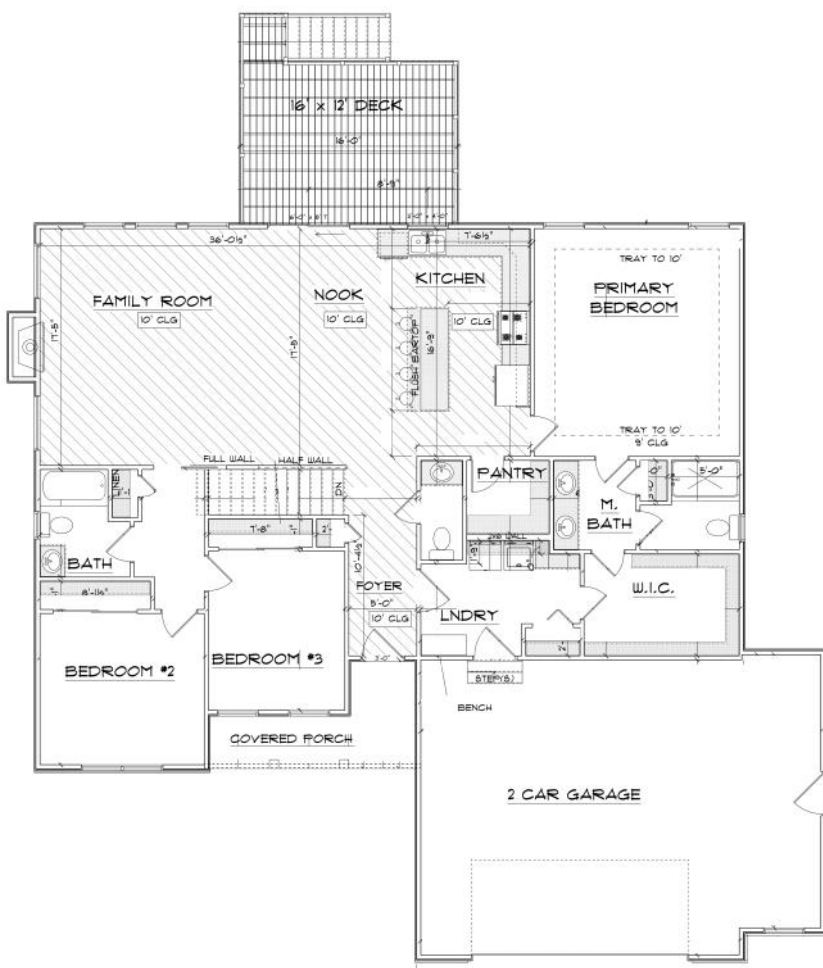
1817 above grade finished

Below Grade

900 finished

917 unfinished

2717 TOTAL FINISHED



WWW.NORTHBRIDGEVALLEY.COM

