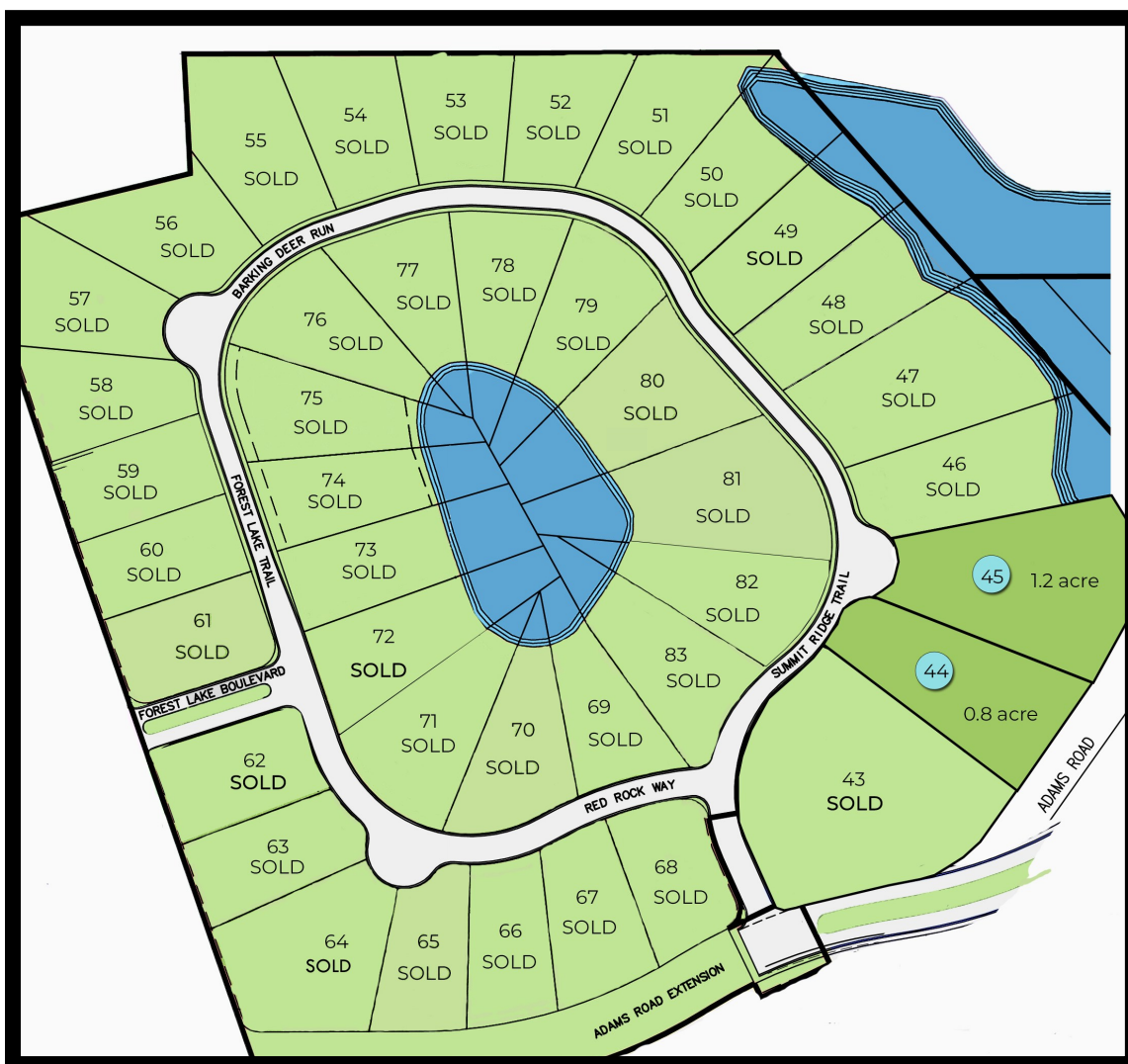


Portage Woods

Portage Woods is a single-family community featuring wooded and lakefront lots and is located off Portage Road, north of Auten Road, South Bend, IN. This location could not be more convenient—just a short distance from South Bend, Notre Dame, and Michigan along with easy access to the toll road, bypass, and entertainment.



- Wood/Lakefront/Walkout/Looks Lots available
- All lots are at least 1/2 acre in size
- Restrictive Covenants:
 - ⇒ Minimum sq. ft.: Ranch-1800 / 2-Story-2200
 - ⇒ Front of home 50% brick/stone (2-Story>2400 SF 25%)



1.11.25



A Barak Group LLC Development
 Marketed By: Tim Murray, Coldwell Banker Real Estate Group
 Phone: (574) 286-3944 | Email: Tim@TimMurray.com
PortageWoods.com



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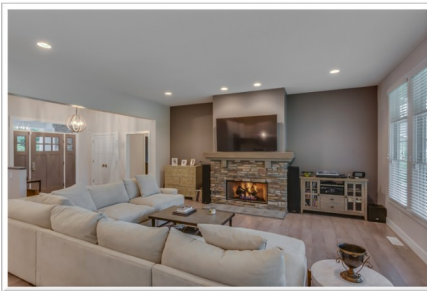


9.19.24

Portage Woods

AVAILABLE LOTS

LOT #	LOT SIZE (ACRES)	FEATURES	PRICE
45	1.2	WATERFRONT	99,000
44	.88		77,000
2	5.7		218,750
4	7.1	WATERFRONT	422,750
1 & 2	10.14		399,750



Barak Group LLC

MARKETED BY:

Tim Murray, Broker Associate
Coldwell Banker Real Estate Group
(574) 286-3944
Tim@TimMurray.com
PortageWoods.com



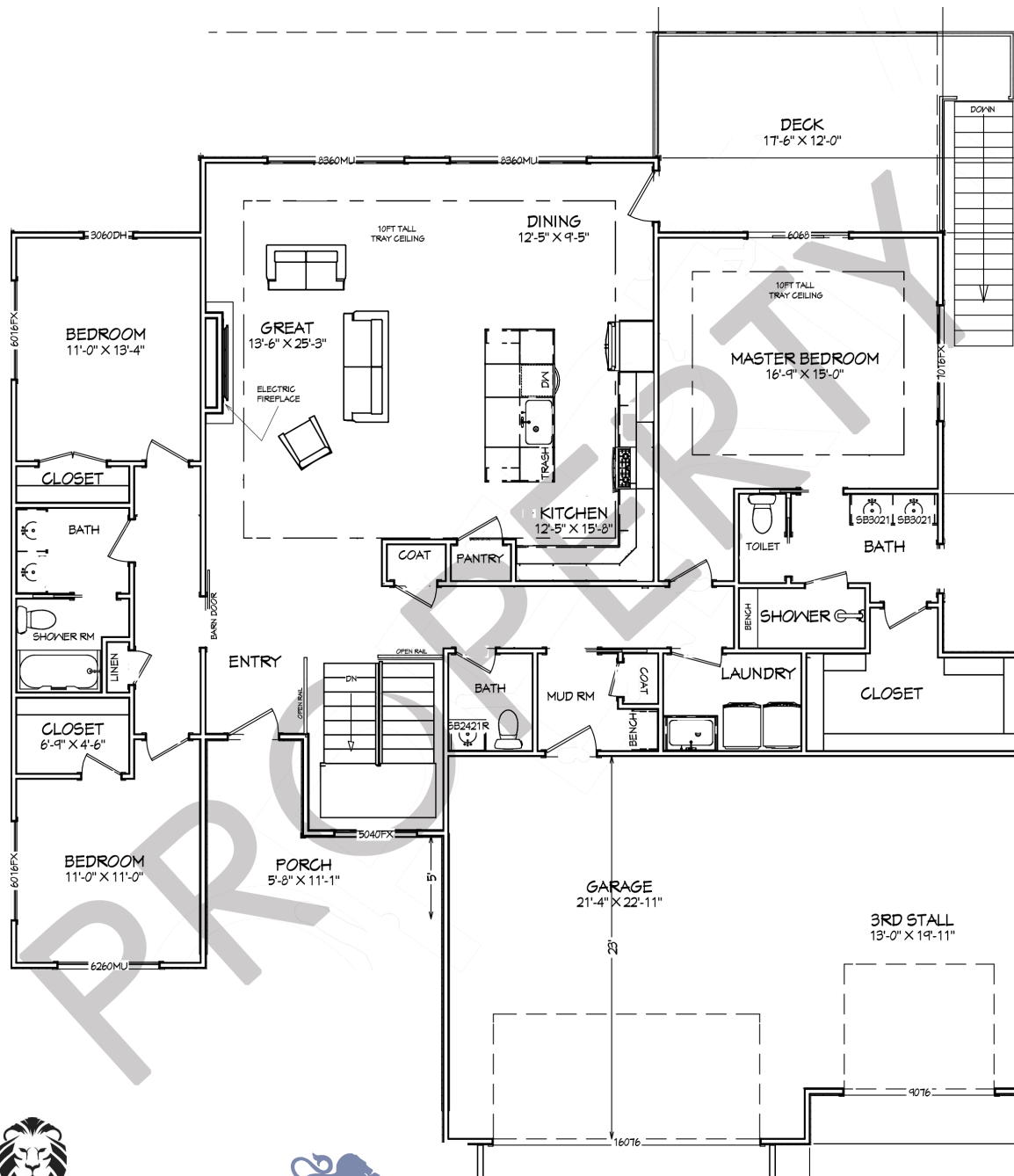
LARALUXURYHOMES
YOU DREAM IT WE BUILD IT

12.9.21

Portage Woods

POSSIBLE FLOORPLAN—Lot 45

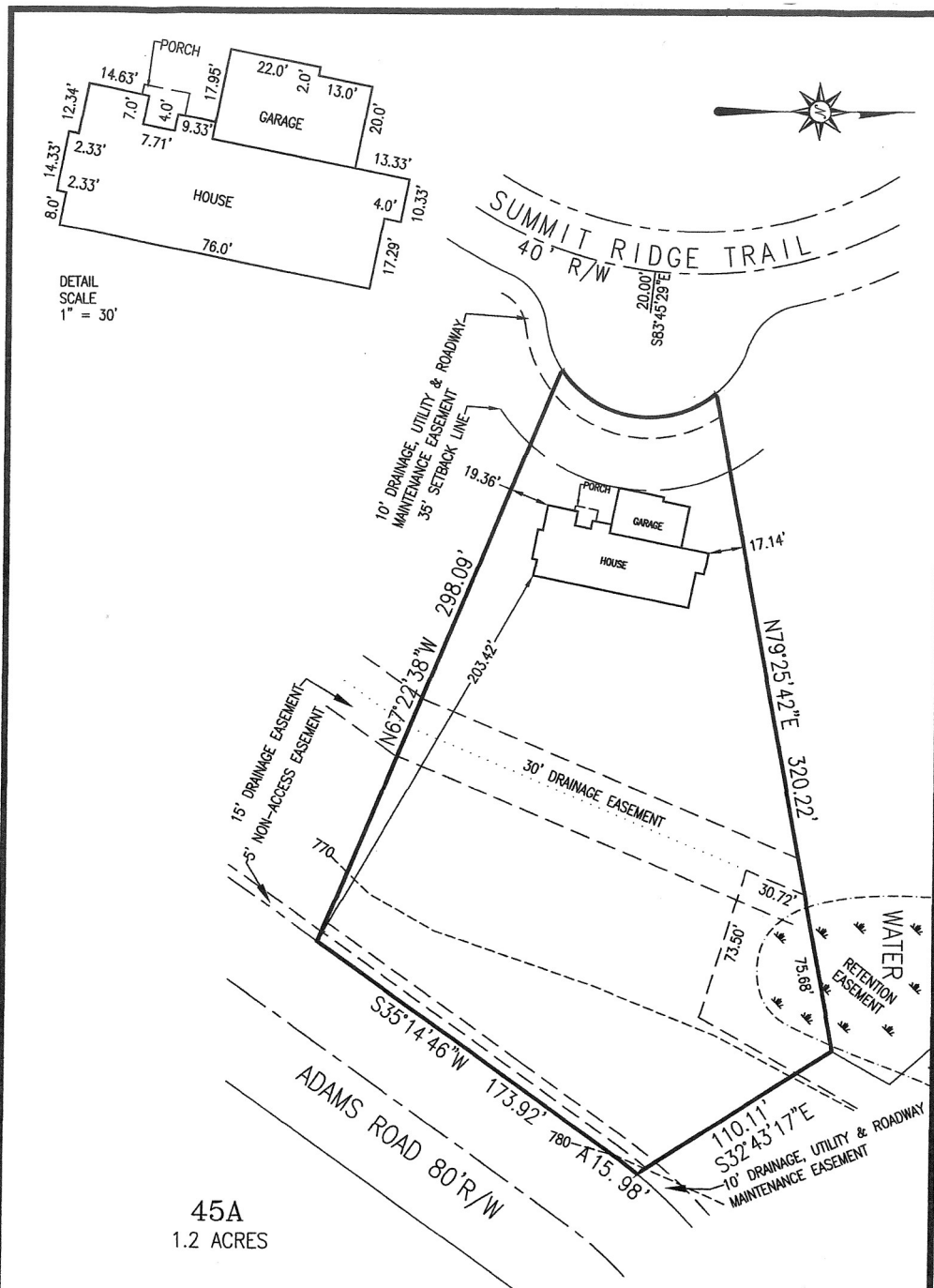
3 BED | 2.5 BATH | 2097 SQ. FT.



LARALUXURYHOMES
YOU DREAM IT WE BUILD IT



Barak Group LLC



This information contained herein has been assimilated from various public sources and has been compiled to assist in the placement of a building or other structure on the tract or parcel shown. This information is not intended to represent a boundary survey. Builder is responsible for verifying compliance with local building setback requirements.

PLOT PLAN APPROVAL

SIGNATURE: _____

PRINTED NAME: _____

COMPANY: _____

DATE: _____

PRILIMINARY PLAT APPROVAL ONLY FOR
PORTAGE WOODS SECTION THREE
LOT 45A
FOR
LARA LUXURY HOMES

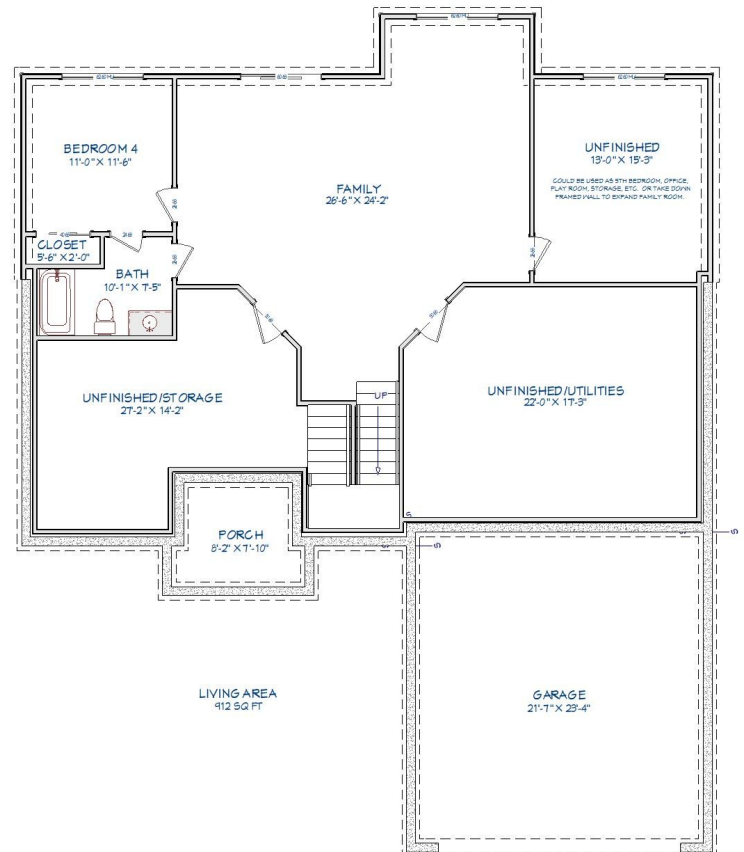
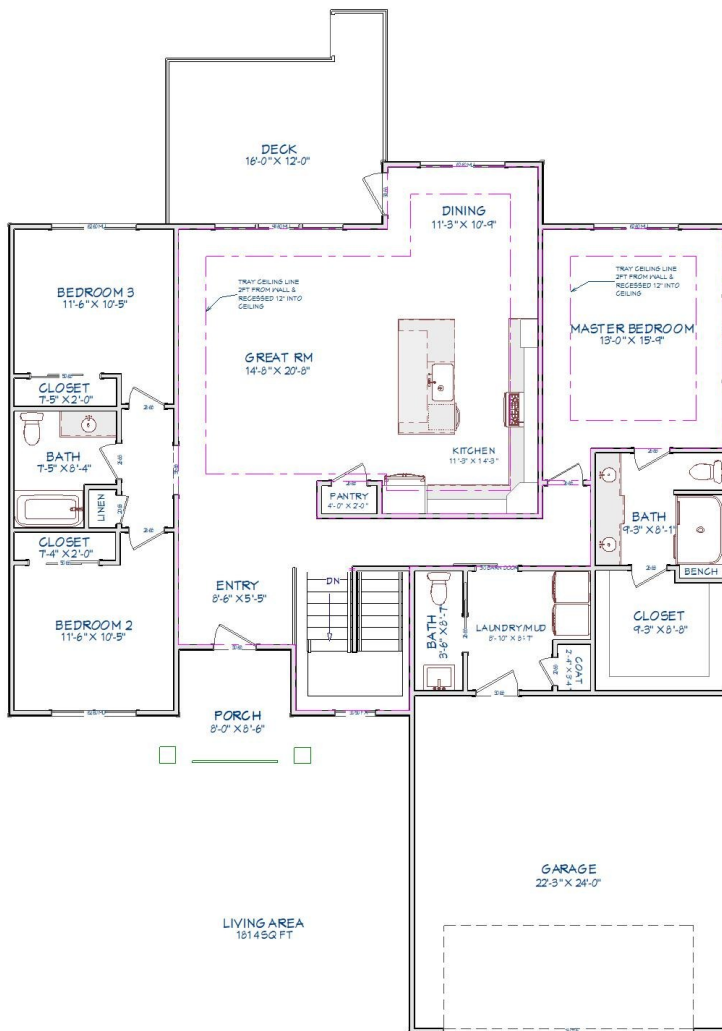
Lang, Feeney & Associates, Inc.
Land Surveyors, Construction Engineers & Soil Scientists
715 South Michigan Street
South Bend, Indiana 46601
Phone 574-233-1841 Fax 574-674-0374

File Name PortageWoods45A	Drawn By VW ✓	Scale 1" = 60'
Date 11-20-2020	Rev. Date 6-11-21	Drawing No. 28125

Portage Woods

POSSIBLE FLOORPLAN—Lot 44

3 BED | 2.5 BATH | 2097 SQ. FT.



LARALUXURYHOMES
YOU DREAM IT WE BUILD IT



Barak Group LLC

INCLUDING A RESUBDIVISION OF LOTS 43 AND 44 OF PORTAGE WOODS SECTION ONE
PART OF SECTION 9 AND SECTION 10 IN TOWNSHIP 38 NORTH, RANGE 2 EAST, GERMAN
TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

URBAN DRAIN CERTIFICATE

NOTES:

1. ALL ELEMENTS THAT ARE INDICATED ON DOCUMENTATION PROVIDED BY THE PROPERTY OWNER ARE SHOWN ON THE DRAWING.
2. SETBACKS SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE.
3. 5/8" REBAR WITH PLASTIC CAP SHALL BE PLACED AT ALL LOT CORNERS.
4. THERE ARE NO ENCROACHMENTS UPON EXISTING BUILDING SETBACKS AND/OR EASEMENTS.
5. NO SECONDARY STRUCTURES EXIST WITHOUT A PRIMARY STRUCTURE.
6. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 18141020700, WITH AN EFFECTIVE DATE OF 08/01/2013, SHOWS THIS PROPERTY IS NOT DESIGNATED AS FLOOD AREA.
7. AREA TO BE OUTSIDE THE 2% ANNUAL CHANCED FLOODPLAIN.
7. THIS SUBMISSION SHALL CONTAIN CORRECTED STRUCTURES THAT MEET THE REQUIREMENTS OF THE 2% ANNUAL CHANCED FLOODPLAIN.
8. ALL LOT SIZES ARE ONE-SITE SEPTIC SYSTEMS AND PRIVATE WELLS.
9. STREET CLASSIFICATION: ALL STREETS ARE LOCAL.

LEGEND

A TEMPORARY TURN AROUND

⊕ SOIL BORING LOCATIONS

NOTE: LOT ACREAGE SHOWN



	Land Surveyor
	Scale 1" = 100'
	Date 4-9-21
	Rev.
	Rev.