

HOME BEAUTIFUL.

SOUTH BEND OWES ITS VIBRANCY AND CHARM TO ITS DIVERSE NEIGHBORHOODS. THEY OFFER A VARIETY OF LIFESTYLES, HOUSING OPTIONS, SCHOOLS AND AMENITIES.

BUY WELL. LIVE WELL.

Featured on the NBC-TV "Today" show as housing expert Barbara Corcoran's No. 1 pick of the top 10 cities nationwide with the best housing values, South Bend has more substantial, attractive neighborhoods with high-quality construction than any city in Indiana.

In terms of architectural design and structural integrity, the housing is simply not matched anywhere else in the state. And, it's available at prices significantly lower than the national average.



WORLD-CLASS THEN ...

South Bend's 19th-century heritage as a leading industrial city is a key reason for the abundance of first-rate housing in beautiful, older neighborhoods.

Numerous industrial giants such as Studebaker, Oliver, Singer and Bendix based their massive operations here, making the city a powerful player on the world stage.

As a result of their tremendous wealth, they were able to hire world-renowned architects and excellent builders. The legacy of these early tycoons can still be seen in the many historic neighborhoods of exceptional quality scattered throughout the city. South Bend has 18 historic districts — more than any other community in Indiana.

Dating from the late 1800s, the **West Washington National Register Historic District** is the first National Register historic district in South Bend and probably one of the best-known. It features some of South Bend's most stunning architectural treasures. The mansions of both the Studebaker and the Oliver families are situated here. The neighborhood attracts a vibrant mix of urban pioneers, newcomers from the Chicago area, professors and doctors, as well as artists, social workers and civic leaders. Most historic districts are diverse communities in neighborhoods within walking distance of downtown, such as **Chapin Park, East Wayne Street, North Shore Drive.**

Planned communities such as **Erskine Park, Sunnymede** and **Twickenham Hills** represent a broader range of historical periods, housing styles and price ranges. This means that people can start out, move up and downsize all in the same neighborhood.



HOME BEAUTIFUL.



WHATEVER YOUR TASTE
THERE IS A

HOME

FOR YOU IN SOUTH BEND

To view the “Today” show clip featuring Barbara Corcoran’s Top 10 list or for more information about South Bend’s neighborhoods, go to:

www.SouthBendIN.gov/Neighborhoods

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...WORLD-CLASS NOW.

The influence of the city’s industrial wealth extends well beyond the 19th century, resulting in an eclectic mix of neighborhoods reflecting a variety of housing styles in every price range. That means that it’s affordable to buy new homes — even build them — at prices unheard of anywhere else.

Affordable entry points and room to trade up exist in many established neighborhoods like **River Park** and **Rum Village**. If your tastes run to the upscale, there are developments affording expansive views of rolling lawns and mature trees. These secluded neighborhood escapes in the heart of the city include **Deer Run**, **Erskine Manor**, **Miami-Ridgedale** and **Old Sunnyside Farm**.

A typical new development, for example, incorporates features such as connections to major highways, and proximity to shopping and other city amenities. Newer construction is readily available in the northwest and southeast parts of South Bend in such neighborhoods as **Fox Run**, **Lafayette Falls** and **The Villas at Lake Blackthorn**. These new developments are 10 minutes to downtown and three or four minutes to shopping and major highways. A \$130,000 investment can build a modest, brand new home in a quiet neighborhood with cul-de-sacs. Custom home neighborhoods start in the \$350,000 range and go up to more than \$1 million. There is something for everyone and every budget.

If you desire the density of urban life, there is new construction in established areas in the **Northeast Neighborhood** and **Eddy Street Commons** near the University of Notre Dame or in the **East Bank Village** near downtown.

With South Bend being selected by U.S. News & World Report as a Top 10 Affordable Place to Retire, condominiums are a growing option for young and old alike. Condominiums at **Eddy Street Commons** near the University begin at \$200,000, while similarly priced options are available in stunning downtown settings. **American Trust Place**, site of a \$7.5-million renovation of the 1924 American Trust & Bank Building, boasts upscale office, residential and commercial space. When completed, the riverfront **East Bank Townhomes** will afford their residents a spectacular unobstructed 360-degree streetscape view that takes in the most stunning features of downtown South Bend, including the Century Center dam.

From historic adaptive reuse to new construction, and from modest budgets to high-end luxury, there’s an urban living arrangement in downtown South Bend that’s just right for every taste.

Apartment living is another option in downtown and near Notre Dame. Distinctive and original, individual residential units in the **Central High School** and **Stephenson Mills Apartments** showcase adaptive re-uses of historic structures. Modern apartment styles also are available downtown at **The Pointe at St. Joseph** or in **The Foundry** at **Eddy Street Commons**.