



Kimberly Carpenter
 Broker - Keller Williams Indy Metro NE
Creating friendships, one home at a time



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1713 VALLEY BROOK Dr, Cumberland, IN 46229
 Prop Sub/Trans: Single Fam/Sale Media: [21](#) Status: **Active**
 School Dist: Mt. Vernon Community Area: 3006 - Hancock - Buck Creek BLC#: **21382121** List/MoRnt \$: \$150,000
 Subdivision: VALLEY BROOK FARMS County: Hancock DOM/CDOM: 1/1 Year Built: 1988
 Legal Desc: Valley Brook Farms New Const: No Twp: Buck Creek Section/Lot: 3/169
 Bldr/Prjct/Cont: Tax ID: [300535203014000007](#) MultiTax ID: Solid Waste: No
 Semi Tax: \$676 Tax Year Due: 2015 Tax Exempt: HmTxEx, MortTaxEx



Tax ID: 300535203014000007	MultiTax ID:	Solid Waste: No
Semi Tax: \$676	Tax Year Due: 2015	Tax Exempt: HmTxEx, MortTaxEx
Upper: <u>Soft</u>	Upper: <u>FB</u> <u>HB</u>	Beds: 3
Main: 0	Main: 2 0	Baths: 2/0
Apprx M/U Ttl: 1,582	Bsmnt: 0 0	# Rooms: 9
Basement: 0	Total: 2 0	Floor #: 1
Apprx M/U & Bsmnt: 1,582		Levels: 1 Level
% Fin Bsmnt:		Unit Entry Lvl:
Source: Assessor		

Garage: Yes, 2CarAttach, GarDrOpenr, FinGarage, KeylessEnt
 Parking: Fireplace: 1, MasonryFP, WoodBurn
 Basement: No
 Foundation: CrawlBlock
 Virtual Tour: <http://www.tourfactory.com/1443857>
 Web Link: <http://www.1713valleybrookdrive.com>
 Web Link2: <http://www.kimsellsindy.com>



Recent: 10/16/2015 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	16x15	Main	Carpeting	No	2ndBedroom	12x10	Main	Carpeting	No
3rdBedroom	11x11	Main	Carpeting	No	BreakfastRoom	12x8	Main	Tile-Ceramic	No
DiningRoom	12x12	Main	Hardwood	No	Kitchen	12x11	Main	Tile-Ceramic	No
LaundryRm	12x5	Main	Tile-Ceramic	No	LivingRoom	21x14	Main	Hardwood	No

Directions

East from 21st and German Church Rd to Valley Brook Dr, on southside of 21st St. Take Valley Brook Dr south to home on your left hand side.

Property Description

Why rent when you can own this updated, custom 3BR/2BA ranch home in a rural subdivision with no active HOA. The home features an open floor plan with spacious GR with cozy fireplace & gleaming hardwood floors, dining room/playroom, updated kitchen w/stainless appliances included & breakfast area, all this on a large lot. Master suite with nice bath including double sinks, shower, tile floors & WIC. 2 additional BR's & bath complete the home. Conveniently located & Mt. Vernon Schools!

Description

Lifestyle: Detached Arch Style: Ranch
 Exterior: Brick, Cedar Porch: DeckMain, PorchCovrd
 Master Bedroom: FullShrStl, MainLevel, WalkinClos Areas: FoyerLarge, LndryRmMn
 Appliances: Dishwasher, GrbgDispsl, Microwave, O/RElec, Refrigratr Eating Area: BrkfstBar, BrkfstRoom, FormalDR, KitUpdated
 Equipment: SecAlrmPd, SmokeAlarm, SumpPump Interior Amen: AtcPIDnStr, WIKInClos, HrdrdFloor, ScrnsComp, WinBayBow, WdWkPaintd
 Lot Info: StormSewer, RuralnSub, TreesSmall Exterior Amen: DrvConcret
 Lot Size: 100x163 Acres: 1/4-1/2 Acre# of Acres: 0.37 Condo Descrip:

Utilities/Environmental

Heating: ForcedAir, Humidifier Fuel: Gas
 Cooling: CentriElec Primary Wtr Source: MunWtrConn
 Water Heater: Gas Primary Sewage Disp: MunSwrConn
 Utility Option: CableAvail, GasConn, HighSpdAvl Green Certificate: No

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA Fee Paid: Fee Amnt:
 Ownership Int: VolFee

Contract/Office Information

[KWI N05: Keller Williams Indy Metro NE](#) OP: 317-564-7100 X: 2638 OF: 317-564-7111 Fdbk: sold@kimsellsindy.com
 LAgt: [15467: Kimberly S Carpenter](#) Pref: 317-509-4000 PF: Show: 317-955-5555 Fdbk: 317-509-4000
 Team: Hm: 317-509-4000 Toll: Cell: 317-509-4000 VM:
 CoAg: FHA Cert: Yes Ph: 317-509-4000 Pref: Dir: BAC: 3.5 %
 List Type: Exclusive Right to Sell Poss: Negotiable Type: No Ent D: 10/16/2015
 Con1: Ph: Type: LD: 10/15/2015 Chg Dt: 10/16/2015
 Con2: Disc Oth: SalesDiscOF Type: XD: 04/15/2016 A/C Dt:
 Disc: Not Applicable Dir Solicit: No Show: Yes WD: TOM Dt:
 Insp/Warr: Not Applicable Avail Show Dt: 10/16/2015
 Circumstances of Sale:

Requested By: Kimberly S Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, October 16, 2015 11:20 AM