



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



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**sold@kimsellsindy.com**

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 DOM/CDOM: **21382121** List/MoRnt \$: \$147,000 \*  
 Subdivision: VALLEY BROOK FARMS County: Hancock Twp: Buck Creek Year Built: 1988  
 Legal Desc: Valley Brook Farms New Const: No Stage: Map: N-19 W-122 Section/Lot: 3/169  
 Bldr/Prjct/Cont: Est.Comp. Date:

Tax ID: [300535203014000007](#) MultiTax ID: Solid Waste: No  
 Semi Tax: \$676 Tax Year Due: 2015 Tax Exempt: HmTxEx, MortTaxEx



	Sqft
Upper:	0
Main:	1,582
Apprx M/U Ttl:	1,582
Basement:	0
Apprx M/U & Bsmnt:	1,582
% Fin Bsmnt:	
Source:	Assesso

	FB	HB	BD
Upper:	0	0	
Main:	2	0	
Bsmnt:	0	0	
Total:	2	0	3

Beds: 3  
 Baths: 2/0  
 # Rooms: 9  
 Floor #:   
 Levels: 1 Level  
 Unit Entry Lvl:

Garage: Yes, 2CarAttach, GarDrOpenr, FinGarage, KeylessEnt  
 Parking: Fireplace: 1, MasonryFP, WoodBurn  
 Basement: No  
 Foundation: CrawlBlock  
 Virtual Tour: [http://www.tourfactory.com/1443857/r\\_MI BOR](http://www.tourfactory.com/1443857/r_MI BOR)  
 Web Link: <http://www.1713valleybrookdrive.com>  
 Web Link2: <http://www.kimsellsindy.com>



Recent: 10/31/2015 : RAIS : \$145,000->\$147,000

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
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, RuralInSub, 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 CertificateNo

Financial/Association Information		
Possible Financing: Conventnl, ICON, FHA, VA	Fee Paid:	Fee Amnt:
Ownership Int: VolFee		

Contract/Office Information			
List Type: Exclusive Right to Sell	BAC: 3.5 % Var: No	Insp/Warr: Not Applicable	LD: 10/15/2015
Circumstances of Sale:	Disc: Not Applicable	Disc Oth: SalesDiscOF	Ent D: 10/16/2015
Show: Yes	FHA Cert: Yes	Show Dt: 10/16/2015	Poss: Negotiable Dir Solicit: No
LOfc: <a href="#">KWI N05: Keller Williams Indy Metro NE</a>	OP: 317-564-7100 X:	OF: 317-564-7111 Dir:	A/C Dt: 04/15/2016
LAgt: <a href="#">15467: Kimberly S Carpenter</a>	Pref: 317-509-4000	Cell: 317-509-4000 Hm: 317-509-4000	TOM Dt:
VM:	PF:	Toll:	Show: 317-955-5555
Team:	Fdbk: 317-509-4000	Fdbk: <a href="mailto:sold@kimsellsindy.com">sold@kimsellsindy.com</a>	WD:
CoAgT:	Pref:	Ph:	Chg Dt: 10/31/2015
Con1:	Type:	Ph:	
Con2:	Type:		

Requested By: Kimberly S Carpenter. Information Deemed Reliable, but not Guaranteed © MI BOR Saturday, October 31, 2015 03:52 PM