



**19389 ROUDEBUSH Boulevard, Noblesville, IN 46060**

Prop Sub/Trans: **Single Fam/Sale**  
 School Dist: **Noblesville Schools**  
 Subdivision: **ROUDEBUSH WOODS**  
 Legal Desc: **ROUDEBUSH WOODS**  
 Bldr/Prjct/Cont:

Media: **45**  
 Area: **2914 - Hamilton - Noblesville**  
 Virtual Tour: <http://www.tourfactory.com/2648660>  
 Interactive VT: <http://www.19389roudebushblvd.com>  
 New Const: **No**

Status: **Active**  
 BLC#: **21665585**  
 List/MoRnt \$: **\$185,000**  
 Year Built: **2001**  
 Section/Lot: **2/66**  
 Stage:  
 Est.Comp. Date:



Tax ID: **290728102022000013**  
 Semi Tax: **\$966**

MultiTax ID: **2018**  
 Tax Year Due: **2018**  
 Solid Waste: **No**  
 Tax Exempt: **Homestead MortgageTax**

	Sqft
Upper:	1,177
Main:	742
Apprx M/U Ttl:	1,919
Basement:	0
Apprx M/U & Bsmnt:	1,919
% Fin Bsmnt:	
Source:	Assessor

	FB	HB	BD	RM	Beds:
Upper:	2	0	3	4	3
Main:	0	1	0	4	2/1
M/U Ttl:	2	1	3	8	# Rooms: 8
Bsmt:	0	0	0	0	Floor #:
Total:	2	1	3	8	Levels: 2 Levels
					Unit Entry Lvl:

Garage: **Yes, Attached, GarageDoorOpener, KeylessEntry, StorageArea**  
 Garage Spaces: **2**  
 Basement: **No**  
 Foundation: **Slab**  
 Web Link: <http://www.wesellindyteam.com>  
 Web Link2: <https://www.associaonline.com/locations/community-association-services-of-indiana>  
 Fireplace: **1, FamilyRoom, GasLog**

Recent: **09/04/2019 : NEW**

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	19x17	Upper	Carpeting	No	Bedroom 2nd	15x10	Upper	Carpeting	No
Bedroom 3rd	12x11	Upper	Carpeting	No	Breakfast Room	10x10	Main	Vinyl Hardwood	No
Family Room	17x16	Main	Vinyl Hardwood	No	Kitchen	10x09	Main	Vinyl Hardwood	No
Living Room	10x10	Main	Vinyl Hardwood	No	Loft	13x11	Upper	Carpeting	No

North on SR 37 to 191st Street. Turn right (east) and go to Roudebush Woods entrance. Turn left onto Roudebush Blvd. Follow to house on left.

**This beautifully maintained 3BR/2.5BA home in Roudebush Woods is ready for you! The pride in ownership shines thru as you pull up to the home. As you enter the home you will see the versatile living rm/office & will then enter the family room w/gas fireplace that is open to the brkfst area & fully equipped kitchen. The spacious mstr ste features a vaulted ceiling, dbl vanity, garden tub & separate shower & his/hers walk in closets. 2 addtl bedrooms, hall bath, laundry & loft that offers additional living space complete the upper level. The nice corner lot with fully fenced rear yard is ideal for pets. If storage is an issue, the 2+ car garage offers a workshop/storage space and there is a storage shed too! Washer/dryer also included**

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

**All kitchen appliances stay, garage refrigerator stays, exclude family room TV & sound bar - mount will stay, all draperies excluded. Roof replaced 12/18, water heater replaced 6/19**

Condo Type:	Description
Property Attached YN: <b>Detached</b>	Condo Descrip: <b>TraditionalAmerican</b>
Lifestyle:	Common Walls: <b>PatioOpen, PorchCovered</b>
Exterior: <b>Vinyl</b>	Arch Style: <b>Living Room Formal, Laundry Closet</b>
Master Bedroom: <b>ClosetWalkin, ShowerStallFull, SinksDouble, TubGarden</b>	Porch: <b>BreakfastRoom</b>
Appliances: <b>Dishwasher, Dryer, GrbgDispsl, MicroHood, O/RElec, Refrigratr, Washer</b>	Areas: <b>BreakfastRoom</b>
Equipment: <b>SmokeAlarm</b>	Eating Area: <b>BreakfastRoom</b>
Lot Info: <b>Corner, Sidewalks, TreeMature</b>	Kitchen Features: <b>Pantry</b>
Lot Size: <b>.22</b> Acres: <b>&lt;.25 Acre</b>	Interior Amen: <b>CeilingVaulted, WalkInCloset, WindowsThermal, WindowsVinyl</b>
Heating: <b>ForcedAir</b>	Exterior Amen: <b>BarnMini, DrivewayConcrete, FenceFullRear, PoolCommunity</b>
Cooling: <b>Central Electric</b>	# of Acres: <b>0.22</b>
Water Heater: <b>Gas</b>	Utilities/Environmental
Utility Option: <b>Cable Available, Gas Connected, High Speed Internet Available</b>	Fuel: <b>Gas</b>
	Primary Wtr Source: <b>Municipal Water Connected</b>
	Primary Sewage Disp: <b>Municipal Sewer Connected</b>
	Green Certificate: <b>No</b>

Possible Financing:	Conventional, InsuredConventional, FHA, VA	Fee Paid:	Quarterly	Fee Amnt:	\$100
Ownership Int: <b>MandFee</b>		HOA Disclrs:	<b>Covenants &amp; Restrictions</b>		
Fee Includes: <b>InsuranceCommonArea, MaintenanceCommonArea, ParkPlayground, Pool, ProfessionalMgmt</b>					
Mgmt Co.: <b>Associa</b>		Mgmt Phone: <b>317-875-5600</b>		More than 1 Assoc:	

List Type:	Exclusive Right to Sell	BAC:	3.0 %	Var:	No	Insp/Warr:	Not Applicable	LD:	09/03/2019
Circumstances of Sale:		Disc:	<b>Not Applicable</b>			Disc Oth:	<b>Seller's Disclosure Supplements</b>	Ent D:	09/04/2019
Show: <b>Yes</b>	FHA Cert:	Show Dt:	09/04/2019	Poss:	<b>Negotiable</b>	Dir Solicit:	<b>No</b>	A/C Dt:	
LOfc: <a href="#">TRBL01: Trueblood Real Estate</a>		OP:	317-513-1395 X:	OF:		Dir:		XD:	03/03/2020
LAgt: <a href="#">15467: Kimberly S. Carpenter</a>		Pref:	317-509-4000	Cell:	<b>317-509-4000</b>	Hm:	<b>317-509-4000</b>	TOM Dt:	
VM:		PF:		Toll:		Show:	<b>317-955-5555</b>	WD:	
Team:		Fdbk:	317-509-4000	Fdbk:	<a href="mailto:sold@kimsellsindy.com">sold@kimsellsindy.com</a>	Chg Dt:	09/04/2019	Closed:	

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Wednesday, September 04, 2019 07:00 PM