

**Active****2
Beds****3/0
Baths****1,732
SqFt****Built
1983**

Listing ID:	21906785	List Price:	\$214,900
Property Type:	Residential	Orig. List Price:	\$219,900
Subtype:	Condominium	List Date:	02/22/2023
Transaction Type:	For Sale	DOM/CDOM:	7/7
Subdivision:	Cedar Cove	County:	Hamilton

Directions

96th Street East to just before Allisonville Road, turn right (North) on Cedar Cove Lane to home on the left

Property Description

Looking for a well maintained condo in a convenient location? Look no further than this 2BR/3BA condo in sought after Cedar Cove. This unit features an updated kitchen with center island and all appliances included. There is a owner's suite on the main level featuring a full bath and ample closet space. Additional main level bedroom with access to a full bath. 2-Story great room with tons of natural light and access to the expansive deck along with a spiral staircase to the spacious loft, bonus room (previous listing called this a BR, it is NOT, it has no egress) & a full bath. Relaxing large deck overlooking a pond. Come and see it today! See attachments for updates

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

Cedar Cove has a 20% rental cap, and owners are required to occupy unit for at least 1 year prior to being able to use as a rental. At this time the HOA is under the rental cap.

Listing Details

Area: 2911 - Hamilton - Delaware

Legal Desc: ACREAGE .00, SECTION 10, TOWNSHIP 17, RANGE 4, CEDAR COVE, SQUARE FEET (CONDO) 1,780.00, SECTION 6, LOT 9, BLOCK E-E

Section/Lot Number: 6/9

Beds: 2

Baths: 3/0

Rooms: 7

Levels: 2 Levels

Unit Entry Lvl: 1

Rooms/Level	FB	HB	BD	RM
Upper	1	0	0	2
Main	2	0	2	5
M/U Ttl	3	0	2	7
Basement	0	0	0	0
Total	3	0	2	7

School Dist: Hamilton Southeastern Schools

Elementary School:

Middle School:

Intermediate School:

High School:

Upper SqFt:

Main SqFt: 1,732

Below Grade Area SqFt: 0

Total SqFt: 1,732

% Below Grade Finished:

Apprx Below Grade Finished SqFt: 0

Total Main & Upper SqFt: 1,732

Apprx Total Finished SqFt: 1,732

Garage SqFt: 441

Building Area Source: Assessor

Property Overview

Exterior:	Composition Siding Wood
Exterior Features:	
Arch Style:	Cape Cod
Porch:	Open Patio, Wrap Around Porch
Fence:	
Foundation:	Crawl Block
Basement:	No /
Areas:	Great Room - 2 Story
Fireplace:	0
Fireplace Features:	
Laundry:	
Appliances:	Dishwasher, Garbage Disposal, Gas Water Heater, Micro Hood, Oven/Range-Electric, Refrigerator, Water Softener Paid
Primary Bedroom:	Deck, Tub Full with Shower
Equipment:	Not Applicable
Security Features:	
Property Attached:	Yes
Condo Type:	Co-op
Condo Description:	Ground Level
Lifestyle:	Other/See Remarks

Lot Info:	Sidewalks
Lot Size:	1,782
Acres:	
# of Acres:	0
Waterfront Features:	Pond, Water View
Pool Features:	Pool Community
Spa Features:	
Interior Features:	Ceiling Vaulted, Center Island, Entrance Foyer, Fans Ceiling Paddle, Kitchen Eat In, Skylights, Wood Work Stained
Kitchen Features:	Kitchen Updated
Eating Area:	Dining Combo/Kitchen
Garage YN:	Yes
Garage Spaces:	2
Garage Parking Description:	
Garage Parking Other:	
Parking Features:	Driveway Asphalt, Attached
New Construction:	No

Rooms

Room	Dimensions	Level	Floors
Primary Bedroom	15x13	Main	Carpeting
Kitchen	13x13	Main	Laminate
Dining Room	13x9	Main	Laminate
Laundry Room	08x06	Main	Vinyl
Bedroom 2nd	13x10	Main	Carpeting
Bonus Room	13x11	Upper	Carpeting
Loft	26x10	Upper	Carpeting
Great Room	16x15	Main	Carpeting

Utilities/Environmental

Heating:	Forced Air, Electric, Gas
Cooling:	Central Electric
Fuel:	
Utility Option:	
Utilities:	Cable Connected, Gas Connected, Sewer, Water

Tax/Association Information

Tax ID:	291410006004002006
Semi Tax:	\$787.00
Tax Year Due:	2021
Tax Exempt:	Homestead Tax Exemption, Mortgage Tax Exemption
Association:	Yes

Primary Water Source:	Municipal Water Connected
Primary Sewage Disp:	Municipal Sewer Connected
Solid Waste:	No
Green Certificate:	No

Mgmt Co.:	Omni Management Services
Mgmt Phone:	317-591-5115
Fee Paid:	Monthly
Fee Amount:	\$219
Fee Includes:	Association Home Owners, Insurance Building Hazard, Insurance Common Area, Maintenance Building Exterior, Maintenance Common Area
HOA Disclosure:	Covenants & Restrictions

Contact & Contract Information

List Type:	Exclusive Right to Sell
Listing Terms:	
Listing Date:	02/22/2023
Entered:	02/23/2023
Temp Off Mkt Date:	
Withdrawn Date:	
Expiration Date:	08/22/2023
Last Change Date:	02/27/2023
Buyer Agency Compensation:	3.0%
Variable:	No
List Office:	Trueblood Real Estate
List Agent:	Kim Carpenter
List Agent Phone:	(317) 509-4000
List Agent Email:	sold@kimsellsindy.com
List Agent BLC ID:	15467
Co-List Agent:	
Co-List Agent Phone:	
Co-List Agent Email:	
Co-List Agent BLC ID:	
Contact Num 1 Type:	
Contact Num 1 Name:	
Contact Num 1 Phone:	

Possible Financing:	Conventional, Insured Conventional, FHA, VA
Inspection Warranties:	Not Applicable
Other Disclosures:	
Possession:	At Closing

List Office:	Trueblood Real Estate
List Office Phone:	(317) 288-5148
List Office BLC ID:	TRBL01

Contact Num 2 Type:	
Contact Num 2 Name:	
Contact Num 2 Phone:	