



Active	3 Beds	2/1 Baths	1,626 SqFt	Built 1997
Listing ID:	21922015	List Price:	\$300,000	
Property Type:	Residential	Orig. List Price:	\$300,000	
Subtype:	Single Family Residential	List Date:	05/22/2023	
Transaction Type:	For Sale	DOM/CDOM:	1/1	
Subdivision:	Whittington Estates	County:	Hendricks	

Directions

SR 267 to 700 N, go East to Audubon, turn right to home on the left

Public Remarks

Welcome to this beautifully maintained 3BR/2.5BA home in Brownsburg. The home features a formal LR which opens to the DR, then on into the updated kit and FR. The kit white cabinets & stainless appliances, all of which are included. The upper level features a vaulted primary ste which has a wood feature wall, nice sized WIC & updated full bath. The two add'l BR's have built-in loft beds that stay with the home & a hall bath to share. Great floorplan for everyday living or entertaining. Cozy up to your FR frplc on those cold evenings or enjoy your firepit outside on those beautiful cool, crisp evenings. Outdoor entertaining at it's best, large deck, hot tub, all in a private fenced yard. Convenient to all that Brownsburg has to offer!

Private Remarks

All kitchen appliances, kitchen island, washer, dryer, hot tub and trampoline included in purchase. Garage is heated and cooled.

Listing Details

Area:	3201 - Hendricks - Brown				School Dist:	Brownsburg Community School Corp
Legal Desc:	Whittington Estates Sec 6 Lot 6				Elementary School:	
Section/Lot Number:	6/320702242013000026				Middle School:	
Beds:	3				Intermediate School:	
Baths:	2/1				High School:	
# Rooms:	8				Main SqFt:	946
Levels:	2 Levels				Upper SqFt:	680
Rooms/Level	FB	HB	BD	RM	Total Main & Upper SqFt:	1,626
Upper	2	0	3	3	Below Grade Area SqFt:	0
Main	0	1	0	5	% Below Grade Finished:	0%
M/U Ttl	2	1	3	8	Apprx Below Grade Finished SqFt:	0
Basement	0	0	0	0	Apprx Total Finished SqFt:	1,626
Total	2	1	3	8	Total SqFt:	1,626
					Garage SqFt:	
					Building Area Source:	Assessor

Property Overview

Exterior:	Vinyl With Brick
Exterior Features:	
Arch Style:	Traditional American
Porch:	Covered Porch, Deck Main Level
Fence:	Fence Full Rear
Foundation:	Slab
Basement:	No /
Areas:	
Fireplace:	1
Fireplace Features:	Gas Log Fireplace
Laundry:	Laundry Room Main Level
Appliances:	Dishwasher, Dryer, Garbage Disposal, Gas Water Heater, Micro Hood, Oven/Range-Electric, Refrigerator, Washer
Equipment:	
Primary Bedroom:	Closet Walk in, Shower Stall Full
Security Features:	
Property Attached:	No

Lot Info:	Fence Full Rear, Sidewalks, Tree Mature
Lot Size:	7,405
Acres:	<1/4 Acre
# of Acres:	0.17
Waterfront Features:	
Pool Features:	
Spa Features:	Above Ground
Interior Features:	Fans Ceiling Paddle, Windows Thermal, Windows Vinyl, Wood Work Painted
Kitchen Features:	Kitchen Some Updates
Eating Area:	Breakfast Room, Formal Dining Room
Garage YN:	Yes
Garage Spaces:	2
Garage Parking Description:	
Garage Parking Other:	
Parking Features:	Attached, Driveway Concrete, Garage Door Opener
New Construction:	No

Rooms

Room	Dimensions	Level	Floors
Living Room	15x12	Main	Vinyl Hardwood
Dining Room	11x10	Main	Vinyl Hardwood
Kitchen	11x11	Main	Vinyl Hardwood
Breakfast Room	10x10	Main	Vinyl Hardwood
Family Room	14x13	Main	Vinyl Hardwood
Primary Bedroom	14x12	Upper	Vinyl Hardwood
Bedroom 2nd	13x10	Upper	Vinyl Hardwood
Bedroom 3rd	12X10	Upper	Vinyl Hardwood

Utilities/Environmental

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

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

Tax/Association Information

Tax ID:	320702242013000026
Semi Tax:	\$1,008.00
Tax Year Due:	2022
Tax Exempt:	Homestead Tax Exemption, Mortgage Tax Exemption
Association:	Yes

Mgmt Co.:	H & H Management
Mgmt Phone:	317-72-5688
Fee Paid:	Quarterly
Fee Amount:	\$110
Fee Includes:	Insurance Common Area, Maintenance Common Area, Park Playground
HOA Disclosure:	Covenants & Restrictions

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	Conventional, FHA, Insured Conventional, VA
Listing Terms:		Inspection Warranties:	
Listing Date:	05/22/2023	Other Disclosures:	
Entered:	05/23/2023	Possession:	Negotiable
Temp Off Mkt Date:			
Withdrawn Date:			
Expiration Date:	11/22/2023		
Last Change Date:	05/23/2023		
Buyer Agency Compensation:	3.0%		
Variable:	No		
List Office:	Trueblood Real Estate	List Office:	Trueblood Real Estate
List Agent:	Kim Carpenter	List Office Phone:	(317) 288-5148
List Agent Phone:	(317) 509-4000	List Office BLC ID:	TRBL01
List Agent Email:	sold@kimsellsindy.com		
List Agent BLC ID:	15467		
Co-List Agent:			
Co-List Agent Phone:		Contact Num 2 Type:	
Co-List Agent Email:		Contact Num 2 Name:	
Co-List Agent BLC ID:		Contact Num 2 Phone:	
Contact Num 1 Type:			
Contact Num 1 Name:			
Contact Num 1 Phone:			