



Active	4 Beds	2/2 Baths	4,070 SqFt	Built 2000
Listing ID:	21934037	List Price:	\$600,000	
Property Type:	Residential	Orig. List Price:	\$600,000	
Subtype:	Single Family Residential	List Date:	07/26/2023	
Transaction Type:	For Sale	DOM/CDOM:	1/1	
Subdivision:	Highland Springs	County:	Hancock	

Directions

From 96th Street (1000N) go South on 600 W (Mt. Comfort Rd) turn right on Crossfield Rd, right on N. Wind River Run to home on the left

Public Remarks

Welcome to your very own oasis!! This beautifully maintained 4BR/2full/2half bath home features a private rear yard with a sparkling inground pool, outdoor kitchen, gazebo and plenty of room for entertaining! No detail is missed, updated kitchen with white cabinets, subway backsplash & stainless applcs, updated laundry again with white cabinets & subway backsplash along with a laundry shoot. The soaring ceiling in the great room allows for a gorgeous view of the pool as you enter. Main floor owner's suite offers an updated walk-in shower, vanity & his/hers closets. Add'l 3BR's along with a bath complete the upper level. Relax in the fnshd bsmt or get your workout completed in the privacy of your own home. Don't miss this one!

Listing Details

Area:	3001 - Hancock - Vernon				School Dist:	Mt Vernon Community School Corp			
Legal Desc:	Highland Spgs S12 L173				Elementary School:				
Section/Lot Number:	12/173				Middle School:				
Beds:	4				Intermediate School:				
Baths:	2/2				High School:				
# Rooms:	10				Main SqFt:	1,653			
Levels:	2 Levels				Upper SqFt:	971			
Rooms/Level	FB	HB	BD	RM	Total Main & Upper SqFt:	2,624			
Upper	1	0	3	3	Below Grade Area SqFt:	1,653			
Main	1	1	1	5	% Below Grade Finished:	75+%			
M/U Ttl	2	1	4	8	Apprx Below Grade Finished SqFt:	1,446			
Basement	0	1	0	2	Apprx Total Finished SqFt:	4,070			
Total	2	2	4	10	Total SqFt:	4,277			
					Garage SqFt:	766			
					Building Area Source:	Assessor			

Property Overview

Exterior:	Brick, Composition Siding Cement				Lot Info:	Rural In Subdivision, Tree Mature, Wooded			
Exterior Features:	Sprinkler/Irrigation System				Lot Size:	32,000			
Arch Style:	Traditonal American				Acres:	1/2-1 Acre			
Porch:	Open Patio, Covered Porch				# of Acres:	0.74			
Fence:					Waterfront Features:				
Foundation:	Basement Poured Concrete				Pool Features:	Pool Below Ground			
Basement:	Yes / 9 feet+Ceiling, Finished, Daylite Windows, Sump Pump w/Backup				Spa Features:				
Areas:					Interior Features:	Ceiling Cathedral, Ceiling Tray, Ceiling Vaulted, Walk In Closet, Hardwood Floors, Wood Work Stained, Breakfast Bar, Network Ready, Surround Sound			
Fireplace:	0				Kitchen Features:	Kitchen Some Updates			

Fireplace Features:	
Laundry:	Laundry Room Main Level
Appliances:	Dishwasher, Garbage Disposal, Gas Water Heater, Micro Hood, Oven/Range-Electric, Refrigerator, Water Purification System, Water Softener Paid
Equipment:	Smoke Alarm
Primary Bedroom:	Closet Walk in, Shower Stall Full, Sinks Double
Security Features:	
Property Attached:	No

Eating Area:	Breakfast Room, Formal Dining Room
Garage YN:	Yes
Garage Spaces:	3
Garage Parking Description:	
Garage Parking Other:	Finished Garage, Service Door
Parking Features:	Attached
New Construction:	No

Rooms

Room	Dimensions	Level	Floors
Primary Bedroom	14x16	Main	Carpeting
Rec/Play Room	49x26	Basement	Laminated Hardwood
Kitchen	13x11	Main	Marble/Stone
Bedroom 4th	18x27	Upper	Laminated Hardwood
Breakfast Room	15x10	Main	Marble/Stone
Dining Room	11x15	Main	Marble/Stone
Bedroom 3rd	11x11	Upper	Laminated Hardwood
Bedroom 2nd	12x11	Upper	Laminated Hardwood
Great Room	22x16	Main	Carpeting
Laundry Room	6x8	Main	Marble/Stone
Exercise Room	17x20	Basement	Other

Utilities/Environmental

Heating:	Forced Air, Gas	Primary Water Source:	Municipal Water Connected
Cooling:	Central Electric	Primary Sewage Disp:	Septic
Fuel:		Solid Waste:	Yes
Utility Option:		Green Certificate:	No
Utilities:	Gas Connected, Septic, Water		

Tax/Association Information

Tax ID:	300114112173000018	Mgmt Co.:	--
Semi Tax:	\$2,338.00	Mgmt Phone:	
Tax Year Due:	2022	Fee Paid:	Annually
Tax Exempt:	Homestead Tax Exemption, Mortgage Tax Exemption	Fee Amount:	\$125
Association:	Yes	Fee Includes:	Association Home Owners, Entrance Common, Maintenance Common Area
		HOA Disclosure:	Covenants & Restrictions

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	Conventional, Insured Conventional
Listing Terms:		Inspection Warranties:	
Listing Date:	07/26/2023	Disclosures:	
Entered:	07/26/2023	Other Disclosures:	
Temp Off Mkt Date:		Possession:	Negotiable
Withdrawn Date:			

Expiration Date: 01/26/2024
Last Change Date: 07/26/2023
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:

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:

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Prepared By: Kim Carpenter | Trueblood Real Estate | 07/26/2023 01:53 PM