

**Active****3  
Beds****2/0  
Baths****1,594  
SqFt****Built  
1980**

Listing ID:	21943607	List Price:	\$167,000
Property Type:	Residential	Orig. List Price:	\$175,000
Subtype:	Single Family Residential	List Date:	09/15/2023
Transaction Type:	For Sale	DOM/CDOM:	11/11
Subdivision:	Sherman Oaks	County:	Marion

**Directions**

Use GPS

**Public Remarks**

Where can you find a 3BR/2BA home under \$200K? Right here, come and take a look today! This trilevel home features a spacious living room, fully equipped kitchen, cozy family room along with 3 nice sized bedrooms and 2 baths. Located on a dead end street so no thru traffic to deal with. One car attached garage. Relax on your patio overlooking your private yard. Don't wait, come and see it today.

**Private Remarks**

DO NOT let cats out!!!! Kitchen island in pictures does not stay. You must own for 3 years before you can rent it out. \*\*\*Seller cannot give up possession before 11/6/23\*\*\* Prior deals fell thru because of they didn't want to pay the \$250/month HOA dues, please see attached documents for HOA/Homeowner responsibilities

**Listing Details**

Area:	4907 - Marion - Perry	School Dist:	Perry Township Schools			
Legal Desc:	SHERMAN OAKS 1ST SEC L14	Elementary School:				
Section/Lot Number:	L/14	Intermediate School:				
Beds:	3	Middle School:				
Baths:	2/0	High School:				
# Rooms:	7	Main SqFt:	1,084			
Levels:	Tri-Level	Upper SqFt:	510			
Unit Entry Lvl:	1	Total Main & Upper SqFt:	1,594			
Rooms/Level	FB	HB	BD	RM	Below Grade Area SqFt:	0
Upper	1	0	3	3	% Below Grade Finished:	75+%
Main	1	0	0	4	Apprx Below Grade Finished SqFt:	0
M/U Ttl	2	0	3	7	Apprx Total Finished SqFt:	1,594
Basement	0	0	0	0	Total SqFt:	1,594
Total	2	0	3	7	Garage SqFt:	264
					Building Area Source:	Assessor

**Property Overview**

Exterior:	Vinyl	Lot Info:	
Exterior Features:		Lot Size:	2,040
Arch Style:	Traditonal American	Acres:	<1/4 Acre
Porch:	Open Patio	# of Acres:	0.05
Fence:	Fence Full Rear	Waterfront Features:	
Foundation:	Basement-Block, Basement Poured Concrete	Pool Features:	Association

Basement:	No / Sump Pump
Areas:	Living Room Formal, Utility Room
Fireplace:	0
Fireplace Features:	
Laundry:	
Appliances:	Dishwasher, Garbage Disposal, Oven/Range-Electric, Range Hood Fan, Electric Water Heater
Equipment:	Smoke Alarm
Primary Bedroom:	
Security Features:	
Property Attached:	No
Condo Type:	Co-op
Condo Description:	Free Standing

Spa Features:	
Interior Features:	Attic Access, Kitchen Eat In, Pantry
Kitchen Features:	
Eating Area:	None
Garage YN:	Yes
Garage Spaces:	2
Garage Parking Description:	
Garage Parking Other:	
Parking Features:	Attached, Carport
New Construction:	No

## Rooms

Room	Dimensions	Level	Floors
Bedroom 2nd	12x10	Upper	Carpeting
Bedroom 3rd	11x10	Upper	Carpeting
Family Room	21x13	Main	Tile-Ceramic
Kitchen	12x12	Main	Tile-Ceramic
Living Room	14x12	Main	Tile-Ceramic
Primary Bedroom	15x10	Upper	Carpeting

## Utilities/Environmental

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

## Tax/Association Information

Tax ID:	491520127099000500	Mgmt Co.:	CASA
Semi Tax:	\$620.00	Mgmt Phone:	(317) 875-5600
Tax Year Due:	2022	Fee Paid:	Monthly
Tax Exempt:	Homestead Tax Exemption, Mortgage Tax Exemption	Fee Amount:	\$250
Association:	Yes	Fee Includes:	Clubhouse, Insurance Common Area, Lawncare, Maintenance Common Area, Park Playground
		HOA Disclosure:	

## Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	09/15/2023	Disclosures:	
Entered:	09/15/2023	Other Disclosures:	
Temp Off Mkt Date:		Possession:	Negotiable
Withdrawn Date:			

Expiration Date: 03/15/2024

Last Change Date: 10/03/2023

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 | 10/03/2023 05:44 PM