

**Active****3  
Beds****2/0  
Baths****1,536  
SqFt****Built  
1985**

Listing ID:	21942070	List Price:	\$315,000
Property Type:	Residential	Orig. List Price:	\$325,000
Subtype:	Single Family Residential	List Date:	09/12/2023
Transaction Type:	For Sale	DOM/CDOM:	24/24
Subdivision:	Castleton Estates	County:	Marion

**Directions**

82nd Street East from Hague Road to Castleton Blvd, turn left (North) to home on the left

**Public Remarks**

Meticulously maintained and updated 3BR/2BA ranch in convenient Castleton Estates. As you enter, the pride of ownership shines thru. Open floor plan with a large great room that opens to the fully equipped kitchen with granite countertops & stainless applcs and dining room. Spacious primary suite with full bath and walk in closet along with 2 additional bedrooms & a bath. Large laundry/utility/mud room off the garage. Enjoying the relaxing composite deck overlooking your mature back yard. 2 built on sheds at the rear of the home provide great extra storage in addition to the 3 car garage. Located on a mature lot directly across from the community pool and close to Mary Castle Elementary, what more could you ask for?

**Private Remarks**

Make sure to lock all doors except door between house and garage and turn all lights off please. Two keys, one to front door, one to back door, sheds are unlocked.

**Listing Details**

Area:	4904 - Marion - Lawrence				School Dist:	MSD Lawrence Township
Legal Desc:	Castleton Estates Sec 7A L311				Elementary School:	
Section/Lot Number:	7A/311				Intermediate School:	
Beds:	3				Middle School:	
Baths:	2/0				High School:	
# Rooms:	7				Main SqFt:	1,536
Levels:	1 Level				Upper SqFt:	0
Rooms/Level	FB	HB	BD	RM	Total Main & Upper SqFt:	1,536
Upper	0	0	0	0	Below Grade Area SqFt:	0
Main	2	0	3	7	% Below Grade Finished:	0%
M/U Ttl	2	0	3	7	Apprx Below Grade Finished SqFt:	0
Basement	0	0	0	0	Apprx Total Finished SqFt:	1,536
Total	2	0	3	7	Total SqFt:	1,536
					Garage SqFt:	692
					Building Area Source:	Assessor

**Property Overview**

Exterior:	Composition Siding Cement, Stone	Lot Info:	Tree Mature
Exterior Features:		Lot Size:	20,125
Arch Style:	Ranch	Acres:	1/4-1/2 Acre
Porch:		# of Acres:	0.46
Fence:		Waterfront Features:	
Foundation:	Crawl Block	Pool Features:	

Basement:	NO /
Areas:	Bedroom Other on Main, Utility Room
Fireplace:	0
Fireplace Features:	
Laundry:	Laundry Room Main Level
Appliances:	Dishwasher, Garbage Disposal, Microwave, Oven/Range-Electric, Refrigerator
Equipment:	
Primary Bedroom:	Closet Walk in, Patio, Shower Stall Full, Sinks Double
Security Features:	
Property Attached:	No

Spa Features:	
Interior Features:	Ceiling Cathedral, Supplemental Storage
Kitchen Features:	Kitchen Some Updates
Eating Area:	Dining Combo/Kitchen
Garage YN:	Yes
Garage Spaces:	3
Garage Parking Description:	
Garage Parking Other:	
Parking Features:	Attached
New Construction:	No

## Rooms

Room	Dimensions	Level	Floors
Great Room	22x16	Main	Carpeting
Kitchen	11x09	Main	Tile-Ceramic
Primary Bedroom	18x12	Main	Carpeting
Bedroom 2nd	13x11	Main	Carpeting
Bedroom 3rd	11x11	Main	Hardwood
Dining Room	12x11	Main	Tile-Ceramic
Utility Room	21x8	Main	Tile-Ceramic

## Utilities/Environmental

Heating:	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:	Cable Connected		

## Tax/Association Information

Tax ID:	490224134010000400	Mgmt Co.:	
Semi Tax:	\$1,340.00	Mgmt Phone:	
Tax Year Due:	2022	Fee Paid:	Annually
Tax Exempt:	Homestead Tax Exemption	Fee Amount:	\$330
Association:	Yes	Fee Includes:	Insurance Common Area, Maintenance Common Area, Park Playground
		HOA Disclosure:	

## Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	Conventional, FHA, Insured Conventional, VA
Listing Terms:		Inspection Warranties:	
Listing Date:	09/12/2023	Disclosures:	
Entered:	09/12/2023	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing
Withdrawn Date:			
Expiration Date:	03/12/2024		
Last Change Date:	10/05/2023		

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 | 10/05/2023 01:33 PM