



<b>Active</b>	<b>3 Beds</b>	<b>2/1 Baths</b>	<b>1,648 SqFt</b>	<b>Built 1999</b>
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Listing ID:	21943186	List Price:	\$275,000
Property Type:	Residential	Orig. List Price:	\$315,000
Subtype:	Condominium	List Date:	09/15/2023
Transaction Type:	For Sale	DOM/CDOM:	56/56
Subdivision:	Muir Woods	County:	Hamilton

**Directions**

Use GPS

**Public Remarks**

This beautifully maintained 3BR/2.5BA condo is waiting for you!! As you enter, you will see the new luxury vinyl plank floors that lead you into the open floor plan with a spacious great room with cozy gas fireplace, dining area and fully equipped kitchen with granite countertops. A 1/2 bath completes the main level. The upper level features a large primary suite with shower and WIC, loft for additional living space, laundry room complete with washer/dryer and 2 additional bedrooms and hall bath. Relaxing patio in the rear overlooking the green space. There is also a neighborhood pool for Summer enjoyment. Great location, close to I69, shopping and more!

**Private Remarks**

There is a special assessment of \$240/quarter for roof replacement. See property info in attachments for list of improvements

**Listing Details**

Area:	2911 - Hamilton - Delaware				School Dist:	Hamilton Southeastern Schools
Legal Desc:	Acreage .00, Section 7, Township 17, Range 5, Muir Woods Hpr, Square Feet (Condo) 1,672.00, Building 34, Phase 2, Unit C, % O				Elementary School:	
Section/Lot Number:	/291507009015000006				Intermediate School:	
Beds:	3				Middle School:	
Baths:	2/1				High School:	
# Rooms:	7				Main SqFt:	688
Floor #:	1				Upper SqFt:	960
Levels:	2 Levels				Total Main & Upper SqFt:	1,648
Unit Entry Lvl:	1				Below Grade Area SqFt:	0
Rooms/Level	FB	HB	BD	RM	% Below Grade Finished:	0%
Upper	2	0	3	4	Apprx Below Grade Finished SqFt:	0
Main	0	1	0	3	Apprx Total Finished SqFt:	1,648
M/U Ttl	2	1	3	7	Total SqFt:	1,648
Basement	0	0	0	0	Garage SqFt:	420
Total	2	1	3	7	Building Area Source:	Assessor

**Property Overview**

Exterior:	Brick, Composition Siding Cement	Lot Info:	
Exterior Features:		Lot Size:	1,672
Arch Style:	Traditional American	Acres:	CndHPRCoop
Porch:		# of Acres:	0
Fence:		Waterfront Features:	
Foundation:	Slab	Pool Features:	

Basement:	No /
Areas:	
Fireplace:	1
Fireplace Features:	Gas Log Fireplace, Great Room Fireplace
Laundry:	Laundry Room, Laundry Room Upstairs
Appliances:	Dishwasher, Dryer, Garbage Disposal, Micro Hood, Oven/Range-Electric, Refrigerator, Washer
Equipment:	
Primary Bedroom:	Closet Walk in, Shower Stall Full
Security Features:	
Property Attached:	Yes
Condo Type:	Horizontal
Condo Description:	Building Private Entry
Lifestyle:	Other/See Remarks
Common Walls:	2 Common Walls

Spa Features:	
Interior Features:	Pantry, Screens Complete, Walk In Closet, Windows Thermal, Windows Vinyl, Wood Work Painted
Kitchen Features:	Kitchen Some Updates
Eating Area:	Dining Combo/Great Room
Garage YN:	Yes
Garage Spaces:	2
Garage Parking Description:	
Garage Parking Other:	
Parking Features:	Attached
New Construction:	No

## Rooms

Room	Dimensions	Level	Floors
Loft	10x08	Upper	Carpeting
Laundry Room	07x06	Upper	Vinyl
Kitchen	12x08	Main	Vinyl Hardwood
Great Room	12x14	Main	Vinyl Hardwood
Dining Room	11x09	Main	Vinyl Hardwood
Primary Bedroom	20x11	Upper	Carpeting
Bedroom 2nd	11x12	Upper	Carpeting
Bedroom 3rd	11x11	Upper	Carpeting

## Utilities/Environmental

Heating:	Forced Air, Gas	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:	291507009015000006	Mgmt Co.:	Kirkpatrick Management
Semi Tax:	\$2,082.00	Mgmt Phone:	(317) 570-4358
Tax Year Due:	2022	Fee Paid:	Monthly
Tax Exempt:	None	Fee Amount:	\$301
Association:	Yes	Fee Includes:	Clubhouse, Insurance Building Hazard, Insurance Common Area, Maintenance All Ground, Maintenance Building Exterior, Snow Removal
		HOA Disclosure:	Covenants & Restrictions

## 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:  
Withdrawn Date:  
Expiration Date: 03/15/2024  
Last Change Date: 11/09/2023  
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:

Possession: Negotiable  
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 | 11/09/2023 07:22 PM