



Active	4 Beds	3/1 Baths	3,676 SqFt	Built 2019
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Listing ID:	21961503	List Price:	\$899,900
Property Type:	Residential	Orig. List Price:	\$899,900
Subtype:	Single Family Residential	List Date:	01/31/2024
Transaction Type:	For Sale	DOM/CDOM:	3/3
Subdivision:	Brookside	County:	Hamilton

Directions

GPS Friendly

Public Remarks

No detail has been overlooked in this 4BR/3.5BA custom Rex Brown ranch home in sought after Brookside in Westfield. The exceptional home is located in close proximity to all that Westfield has to offer with restaurants, shopping, golf and more. As you enter, the open floor plan draws you in to see the beautiful pond view in the rear. The floor plan offers a GR with a cozy gas frplc that is open to the dining area & gourmet kitchen with beautiful white cabinets, quartz countertops, high end appliances, and pantry. The owner's ste is located at the back of the home with a view of the pond & also features a amazing WIC w/built-ins & direct access to the L/U, free standing tub, separated vanities & walk-in shower. There are 2 addt'l BR's that share a bath & another BR with direct bath access, currently used as an office. Fnshd bsmt with large rec room complete with theater area, billiards area, BR with murphy bed (exc. mattress) full bath and storage area. The covered patio and extended paver patio with 8 ft fireplrit allow for great outdoor entertaining. Come tour this beautiful home today and make it yours!

Private Remarks

Exclusions: Washer, dryer, TV's, My Q garage door control, Simply Safe alarm system and murphy bed mattress. Majority of contents can be purchased. Please remove shoes and leave lights on.

Listing Details

Area:	2913 - Hamilton - Washington			
Legal Desc:	Acreage .42, Section 5, Township 18, Range 4, Brookside, Section 5B, Lot 198			
Section/Lot Number:	/198			
Beds:	4			
Baths:	3/1			
# Rooms:	8			
Levels:	1 Level			
Rooms/Level	FB	HB	BD	RM
Upper	0	0	0	0
Main	2	1	3	6
M/U Ttl	2	1	3	6
Basement	1	0	1	2
Total	3	1	4	8

School Dist:	Westfield-Washington Schools
Elementary School:	
Intermediate School:	Westfield Intermediate School
Middle School:	Westfield Middle School
High School:	Westfield High School
Main SqFt:	2,487
Upper SqFt:	0
Total Main & Upper SqFt:	2,487
Below Grade Area SqFt:	1,189
% Below Grade Finished:	100
Apprx Below Grade Finished SqFt:	1,189
Apprx Total Finished SqFt:	3,676
Total SqFt:	3,676
Garage SqFt:	1584
Building Area Source:	Assessor

Property Overview

Exterior:	Brick
Exterior Features:	Lighting, Outdoor Fire Pit, Sprinkler/Irrigation System
Horse Amenities:	None
Arch Style:	Ranch
Porch:	Covered Patio, Open Patio

Lot Info:	Corner
Lot Size:	18,295
Acres:	1/4-1/2 Acre
# of Acres:	0.42
Waterfront Features:	Pond

Fence: /

Foundation: **Basement Poured Concrete**

Basement: **Yes / 9 feet+Ceiling, Daylite Windows, Egress Windows, Finished, Storage Space**

Areas: **Bedroom Other on Main, Utility Room**

Fireplace: **1**

Fireplace Features: **Great Room Fireplace**

Laundry: **Laundry Room Main Level**

Appliances: **Dishwasher, Garbage Disposal, Gas Water Heater, Kitchen Exhaust, Microwave, Oven/Range-Gas, Refrigerator, Refrigerator-Bar, Separate Ice Machine, Tankless Water Heater, Water Softener Paid**

Equipment: **Radon System, Sump Pump w/Backup**

Primary Bedroom: **Closet Walk in**

Primary Bathroom: **Shower Stall Full, Sinks Double, Tub Full**

Security Features:

Property Attached: **No**

Pool: **No**

Spa Features:

Interior Features: **Attic Access, Breakfast Bar, Center Island, Fans Ceiling Paddle, Pantry, Programmable Thermostat, Screens Complete, Walk In Closet, Windows Thermal, Wood Work Painted**

Kitchen Features:

Eating Area: **Dining Combo/Great Room**

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	20x17	Main	Hardwood
Dining Room	15x15	Main	Hardwood
Kitchen	17x11	Main	Hardwood
Laundry Room	13x8	Main	Hardwood
Primary Bedroom	15x15	Main	Hardwood
Bedroom 2nd	13x13	Main	Hardwood
Bedroom 3rd	14x13	Main	Hardwood
Bedroom 4th	14x14	Basement	Vinyl Hardwood
Rec/Play Room	34x15	Basement	Vinyl Hardwood

Utilities/Environmental

Heating: **Forced Air, Gas** Primary Water Source: **Municipal Water Connected**

Cooling: **Central Electric** Primary Sewage Disp: **Municipal Sewer Connected**

Fuel:

Utility Option:

Utilities: **Cable Connected, Electric, Gas Connected, Sewer, Water** Solid Waste: **No**

Green Certificate: **No**

Tax/Association Information

Tax ID: **291005020008000015** Mgmt Co.: **Armour Property Management**

Semi Tax: **\$4,081.00** Mgmt Phone: **(317) 706-1706**

Tax Year Due: **2023** Fee Includes: **Mandatory Fee**

Tax Exempt: **Homestead Tax Exemption** Fee Amount: **\$1,400**

Low Maintenance Lifestyle Y/N: **No** Fee Paid: **Annually**

Community Features:

Association: **Yes** Fee Includes: **Clubhouse, Insurance Common Area, Maintenance Common Area, Nature Area, Park Playground**

HOA Disclosure: **Covenants & Restrictions**

Amenities: **Pool**

Contact & Contract Information

List Type: **Exclusive Right to Sell**

Possible Financing:

Listing Terms:
Listing Date: 01/31/2024
Entered: 02/01/2024
Temp Off Mkt Date:
Withdrawn Date:
Expiration Date: 07/31/2024
Last Change Date: 02/01/2024
Buyer Agency Compensation: 2.5%
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:

Inspection Warranties:
Disclosures:
Other Disclosures:
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 | 02/02/2024 09:01 AM