



Active	3 Beds	2/0 Baths	1,587 SqFt	Built 2021
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Listing ID:	21967092	List Price:	\$375,000
Property Type:	Residential	Orig. List Price:	\$375,000
Subtype:	Single Family Residential	List Date:	03/06/2024
Transaction Type:	For Sale	DOM/CDOM:	1/1
Subdivision:	Midland Overlook	County:	Hamilton

Directions

GPS Friendly

Public Remarks

This beautiful 3BR/2BA low maintenance ranch home is like new! Located on nice cul-de-sac lot overlooking a tranquil pond and close to the Midland Trail. This smart home is equipped with an alarm system, auto water shut-off if excess water usage is detected, WIFI extenders, programmable thermostat and much more. The open floor plan lends itself to everyday living or entertaining as the kitchen is open to both the dining room area & great room. The kitchen features white cabinets, large island, stainless appliances including a gas range. The primary bedroom is located at the back of the home with a view of the pond, large shower, dbl vanity and WIC. The other two bedrooms are separated by the 2nd bath. Laundry and mudroom are off of the garage for convenience. Enjoy your relaxing covered porch while watching the ducks. Why build when you could own this home?

Listing Details

Area:	2914 - Hamilton - Noblesville	School Dist:	Noblesville Schools			
Legal Desc:	Acreage .21, Section 3, Township 18, Range 4, Midland Overlook, Section 3, Lot 118, Irregular Shape	Elementary School:				
Section/Lot Number:	3/118	Intermediate School:				
Beds:	3	Middle School:				
Baths:	2/0	High School:				
# Rooms:	6	Main SqFt:	1,587			
Levels:	1 Level	Upper SqFt:	0			
Rooms/Level	FB	HB	BD	RM	Total Main & Upper SqFt:	1,587
Upper	0	0	0	0	Below Grade Area SqFt:	
Main	2	0	3	6	% Below Grade Finished:	
M/U Ttl	2	0	3	6	Apprx Below Grade Finished SqFt:	
Basement	0	0	0	0	Apprx Total Finished SqFt:	1,587
Total	2	0	3	6	Total SqFt:	1,587
					Garage SqFt:	418
					Building Area Source:	Assessor

Property Overview

Exterior:	Brick, Composition Siding Cement	Lot Info:	Cul-De-Sac, Curbs, Sidewalks, Trees Small
Exterior Features:	Sprinkler/Irrigation System	Lot Size:	9,148
Horse Amenities:	None	Acres:	<1/4 Acre
Arch Style:	Ranch	# of Acres:	0.21
Porch:	Covered Patio	Waterfront Features:	Pond
Fence:	No /	Pool:	No
Foundation:	Slab	Spa Features:	
Basement:	No /	Interior Features:	Breakfast Bar, Center Island, Programmable Thermostat, Screens Complete, Walk In Closet, Windows Thermal, Windows Vinyl, Wood Work Painted
Areas:		Kitchen Features:	
Fireplace:	1		

Fireplace Features:	Gas Log Fireplace, Great Room Fireplace	Eating Area:	Dining Combo/Great Room
Laundry:	Laundry Room Main Level	Garage YN:	Yes
Appliances:	Dishwasher, Electric Water Heater, Micro Hood, Oven/Range-Gas, Refrigerator	Garage Spaces:	2
Equipment:	Security Alarm Paid	Garage Parking Description:	
Primary Bedroom:	Closet Walk in	Garage Parking Other:	
Primary Bathroom:	Shower Stall Full, Sinks Double, Suite	Parking Features:	Attached
Security Features:			
Property Attached:	No	New Construction:	No

Rooms

Room	Dimensions	Level	Floors
Great Room	16x15	Main	Vinyl Hardwood
Dining Room	16x8	Main	Vinyl Hardwood
Kitchen	12x12	Main	Vinyl Hardwood
Laundry Room	09x07	Main	Vinyl Hardwood
Primary Bedroom	15x13	Main	Carpet
Bedroom 2nd	11x10	Main	Carpet
Bedroom 3rd	11x10	Main	Carpet
Mud Room	6x7	Main	Vinyl Hardwood

Utilities/Environmental

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

Tax/Association Information

Tax ID:	291003008008000012	Mgmt Co.:	Omni Management Services
Semi Tax:	\$1,091.00	Mgmt Phone:	(317) 541-0000
Tax Year Due:	2023	Fee Includes:	Mandatory Fee
Tax Exempt:	Homestead Tax Exemption	Fee Amount:	\$590
Low Maintenance Lifestyle Y/N:	Yes	Fee Paid:	Quarterly
Community Features:		Fee Includes:	Insurance Common Area, Irrigation, Lawncare, Maintenance All Ground, Maintenance Common Area, Professional Management, Snow Removal
Association:	Yes	HOA Disclosure:	Covenants & Restrictions
		Amenities:	

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	Conventional, FHA, Insured Conventional
Listing Terms:		Inspection Warranties:	Warranty Builders
Listing Date:	03/06/2024	Disclosures:	
Entered:	03/06/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	Negotiable
Withdrawn Date:			
Expiration Date:	09/06/2024		
Last Change Date:	03/06/2024		

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:

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 | 03/06/2024 07:52 PM