



Active	3 Beds	2/0 Baths	2,066 SqFt	Built 2016
Listing ID:	21971030	List Price:	\$450,000	
Property Type:	Residential	Orig. List Price:	\$450,000	
Subtype:	Single Family Residential	List Date:	03/29/2024	
Transaction Type:	For Sale	DOM/CDOM:	1/1	
Subdivision:	Woods At Traders Point	County:	Marion	

## Directions

GPS Friendly

## Public Remarks

This meticulously maintained 3BR/2BA ranch home is a rare opportunity to own in Woods at Trader's Point. Situated on a premium, private lot, this home has everything you need. The open floor plan lends itself to today's living with the kitchen, dining room and great room being open to each other so no one is left out. Kitchen features white cabinets, included stainless steel appliances, quartz countertops, gas range, backsplash and a chef's dream walk in pantry. Spacious dining room with lots of windows with a view of the backyard. Large great room with cozy gas fireplace, built in bookshelves and more. Wait to you see the size of the primary suite with it's luxurious bathroom with walk in shower and the custom walk in closet. There are 2 additional bedrooms, one currently used as an office. This is a car enthusiasts dream with the 3 car garage been heated/cooled and the cabinets stay! Many updates including luxury vinyl plank, shutters/blinds and more. Don't wait, come see it today!

## Private Remarks

All appliances and gray cabinets in the garage are included in the purchase

## Listing Details

Area:	4902 - Marion - Pike				School Dist:	MSD Pike Township
Legal Desc:	Woods At Traders Point L58				Elementary School:	
Section/Lot Number:	/58				Intermediate School:	
Beds:	3				Middle School:	
Baths:	2/0				High School:	Pike High School
# Rooms:	6				Main SqFt:	2,066
Levels:	1 Level				Upper SqFt:	
Rooms/Level	FB	HB	BD	RM	Total Main & Upper SqFt:	2,066
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:	2,066
Total	2	0	3	6	Total SqFt:	2,066
					Garage SqFt:	678
					Building Area Source:	Assessor

## Property Overview

Exterior:	Brick, Composition Siding Cement	Lot Info:	Sidewalks, Trees Small
Exterior Features:		Lot Size:	10,062
Horse Amenities:	None	Acres:	<1/4 Acre
Arch Style:	Ranch	# of Acres:	0.23
Porch:	Open Patio	Waterfront Features:	
Fence:	Yes /	Private Pool:	No

Foundation:	Slab	Spa Features:	
Basement:	No /	Interior Features:	Breakfast Bar, Built In Book Shelves, Center Island, Fans Ceiling Paddle, Screens Complete, Walk In Closet, Windows Thermal, Wood Work Painted
Areas:	Bedroom Other on Main		
Fireplace:	1	Kitchen Features:	
Fireplace Features:	Gas Log Fireplace, Great Room Fireplace	Eating Area:	Dining Combo/Kitchen, Formal Dining Room
Laundry:	Laundry Room	Garage YN:	Yes
Appliances:	Dishwasher, Dryer, Garbage Disposal, Gas Water Heater, Micro Hood, Oven/Range-Electric, Refrigerator, Tankless Water Heater, Washer, Water Softener Paid	Garage Spaces:	2
Equipment:	Smoke Alarm	Garage Parking Description:	
Primary Bedroom:	Closet Walk in	Garage Parking Other:	
Primary Bathroom:	Shower Stall Full, Sinks Double	Parking Features:	Attached
Security Features:			
Property Attached:	No	New Construction:	No

## Rooms

Room	Dimensions	Level	Floors
Primary Bedroom	20x16	Main	Carpet
Dining Room	14x13	Main	Vinyl Hardwood
Kitchen	14x13	Main	Vinyl Hardwood
Laundry Room	8x6	Main	Laminated Hardwood
Bedroom 2nd	12x12	Main	Carpet
Bedroom 3rd	12x12	Main	Vinyl Hardwood
Great Room	25x15	Main	Vinyl Hardwood
Mud Room	13x5	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:	Yes
Utility Option:		Green Certificate:	No
Utilities:	Cable Connected, Electric, Gas Connected, Sewer, Water		

## Tax/Association Information

Tax ID:	490426119004057600	Mgmt Co.:	Elite Property Management
Semi Tax:	\$1,762.00	Mgmt Phone:	(317) 534-0200
Tax Year Due:	2023	Fee Includes:	Mandatory Fee
Tax Exempt:	Homestead Tax Exemption	Fee Amount:	\$685
Low Maintenance Lifestyle Y/N:	No	Fee Paid:	Annually
Community Features:		Fee	Insurance Common Area, Maintenance Common Area, Professional Management, Snow Removal
Association:	Yes	Includes:	
		HOA Disclosure:	Covenants & Restrictions
		Amenities:	

## Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	03/29/2024	Disclosures:	
Entered:	03/29/2024	Other Disclosures:	

Temp Off Mkt Date:

Withdrawn Date:

Expiration Date:

09/29/2024

Last Change Date:

03/29/2024

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](mailto: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 2 Type:

Contact Num 1 Name:

Contact Num 2 Name:

Contact Num 1 Phone:

Contact Num 2 Phone:

List Office:

Trueblood Real Estate

List Office Phone:

(317) 288-5148

List Office BLC ID:

TRBL01

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Prepared By: Kim Carpenter | Trueblood Real Estate | 03/29/2024 09:32 AM