

Cross Property 360 Property View

8231 Cliffrose Court, Indianapolis, IN 46278

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Prop Sub/Trans: **Single Fam/Sale** Media: **59** Status: **Active** BLC#: **21771679** List/MoRnt \$: **\$675,000**
 School Dist: **Pike Township** Area: **4902 - Marion - Pike** DOM/CDOM: **1/1** Year Built: **2006**
 Subdivision: **THE PRESERVE AT EAGLE CREEK** Virtual Tour: **http://www.tourfactory.com/2858052** Section/Lot: **4/107**
 Legal Desc: **THE PRESERVE AT EAGLE CRK** Interactive VT: **https://my.matterport.com/show/?m=oP6HkoN9PjE**
 Bldr/Prjct/Cont: **No** New Const: **No** Stage: **No** Est.Comp. Date: **No**
 Date Ava: **No**

Tax ID: **490428107020000600** MultiTax ID: **No** Solid Waste: **No**
 Semi Tax: **\$2,498** Tax Year Due: **2020** Tax Exempt: **Homestead Mortgage Tax**



Upper:	Sqft	FB	HB	BD	RM	Beds:	5
Main:	1,411	2	0	3	4	Baths:	4/1
Apprx M/U Ttl:	2,502	1	1	1	6	# Rooms:	14
Basement:	3,913	3	1	4	10	Floor #:	
Apprx M/U & Bsmnt:	2,488	1	0	1	4	Levels:	2 Levels
% Fin Bsmnt:	6,401	4	1	5	14	Unit Entry Lvl:	
Garage:	75+%						
Source:	805						
	Appraisal						

Garage: **Yes, Attached, Garage Door Opener, Finished Garage, Load Side**
 Garage Spaces: **3** Fireplace: **2, Basement, Gas Log, Great Room**
 Basement: **Yes, 9 ft+ Ceiling, Finished, Daylite Windows, Egress Windows**
 Foundation: **Basement Concrete Poured**
 Web Link: **https://www.kimsellsindy.com**
 Web Link2: **https://www.thepreserveateaglecreek.com/**

Recent: **04/09/2021 : NEW**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	17x15	Main	Carpeting	No	Bedroom 2nd	13x12	Upper	Carpeting	No
Bedroom 3rd	14x12	Upper	Carpeting	No	Bedroom 4th	15x11	Upper	Carpeting	No
Bedroom 5th	14x13	Basement	Carpeting	No	Bonus Room	32x16	Upper	Carpeting	No
Breakfast Room	13x13	Main	Marble/Stone	No	Dining Room	14x15	Main	Hardwood	No
Family Room	15x15	Basement	Engineered Hardv	No	Great Room	19x19	Main	Hardwood	No
Home Theater	19x15	Basement	Engineered Hardv	No	Kitchen	14x14	Main	Marble/Stone	No
Office	14x13	Main	Hardwood	No	Wine Cellar	19x16	Basement	Marble/Stone	No

Directions

Lafayette Rd South of 79th to Traders Ln, follow around the curve to Wilson Rd, turn R on Crown Point Rd, Right into The Preserve at Eagle Creek on Sedge Meadow Dr, R on Spring Ridge, right on Cliffrose Ct.

Property Description

Recently updated, no detail has been missed in this 5BR/4.5BA hm. Situated on a beautiful rolling, wooded lot at the end of a CDS, you feel like you are in your own retreat. The main lvl features the gorgeous mstr ste, luxurious bth w/a huge walk in shwr, a california closet, soaring 2 story GR w/wall of windows & a stacked stone frplc w/built-ins, gourmet kit w/updated applcs, lrg island, brkfst bar, butler's pantry, walk-in pantry, formal DR, & a office/den w/built-in bkshelves. There are 3 addt'l BR's, one w/priv bth & the other 2 share a J & J bth, also a large bonus rm w/WIC that could be another BR. Bsmt is an entertainers dream w/large bar, theater rm, BR, full bath & more. Enjoy the view from your trex deck!

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

See Supplements for inclusions and exclusions, survey. No showings until open house Saturday 4/10 1-4pm. Then showings by appt Saturday 4-6pm and then again on Sunday 1-4, offers to be in by 5pm Sunday with a response from the sellers by 10pm

Description

Condo Type: **Detached** Condo Descrip: **Traditional American**
 Property Attached YN: **Detached** Common Walls: **Deck Main, Porch Covered**
 Lifestyle: **Brick, Composition Siding Cement** Arch Style: **Bath Jack & Jill, Foyer Large, Great Room - 2 Story, Laundry Room Main Level**
 Exterior: **Brick, Composition Siding Cement** Porch: **Breakfast Room, Dining Room Formal**
 Master Bedroom: **Closet Walkin, Shower Stall Full** Areas: **Breakfast Bar, Center Island, Kitchen Updated, Pantry Walk In**
 Appliances: **Cook Top Electric, Dishwasher, Dryer, Grbg Displs, Microwave, Oven Double, Refrig Bar, Refrigrtr, Washer, Wine CI Unit** Eating Area: **Built In Book Shelves, Ceiling Raised, Ceiling Vaulted, Walk In Closet, Hardwood Floors, Wet Bar**
 Equipment: **Security Alarm Paid, Sump Pump w/Backup, Wet Bar, Water Softener Paid** Kitchen Features: **Breakfast Bar, Center Island, Kitchen Updated, Pantry Walk In**
 Lot Info: **Cul-De-Sac, Street Lights, Tree Mature, Wooded** Interior Amen: **Built In Book Shelves, Ceiling Raised, Ceiling Vaulted, Walk In Closet, Hardwood Floors, Wet Bar**
 Lot Size: **26,180** Acres: **.5-.99 Acre** Exterior Amen: **Driveway Concrete**
 Pet Deposit: **Refundable:** # of Acres: **0.60** Smoking: **No**

Utilities/Environmental

Heating: **Forced Air** Fuel: **Gas**
 Cooling: **Central Electric** Primary Wtr Source: **Municipal Water Connected**
 Water Heater: **Gas** Primary Sewage Disp: **Municipal Sewer Connected**
 Utility Option: **Cable Connected, Gas Connected, High Speed Internet Available** Green Certificate: **No**

Financial/Association Information

Possible Financing: **Conventional, Insured Conventional** Fee Paid: **Annually** Fee Amt: **\$1,250**
 Ownership Int: **Mand Fee** HOA Disclrs: **Covenants & Restrictions**
 Fee Includes: **Insurance Common Area, Maintenance Common Area, Nature Area, Park Playground, Pool, Professional Mgmt, Snow Removal**
 Mgmt Co.: **Omni Management** Mgmt Phone: **317-541-0000** More than 1 Assoc: **No**


Contract/Office Information

List Type: **Exclusive Right to Sell**
Circumstances of Sale:

BAC: **3.0 %** Var: **No** Insp/Warr: **Not Applicable**
Disc: **Not Applicable** Disc Oth:

Defects/None Noted, Seller's Disclosure Supplements

LD: **04/09/2021**
Ent D: **04/09/2021**

Show: **No** FHA Cert:
LOfc: [TRBL01: Trueblood Real Estate](#)
LAgt: [15467: Kimberly Carpenter](#) 
VM:
Team:

Show Dt: **04/10/2021** Poss:
OP: **(317) 288-5148 X** OF:
Pref: **317-509-4000** Cell:
PF:
Fdbk: **317-509-4000** Toll:
Fdbk:

Negotiable Dir Solicit: **No**
Dir:
Hm: **(317) 509-4000**
Show: **317-955-5555**

A/C Dt:
XD: **10/09/2021**
TOM Dt:
WD:
Chg Dt: **04/09/2021**
Closed:

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, April 09, 2021 09:53 AM

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