



Active	3 Beds	2/0 Baths	1,570 SqFt	Built 1999
Listing ID:	21931358	List Price:	\$300,000	
Property Type:	Residential	Orig. List Price:	\$300,000	
Subtype:	Single Family Residential	List Date:	07/10/2023	
Transaction Type:	For Sale	DOM/CDOM:	1/1	
Subdivision:	Cumberland Woods	County:	Hamilton	

[Branded Virtual Tour](#)
[Virtual Tour](#)
[Interactive Virtual Tour](#)

Directions

From 121st and Cumberland, go East on 121st to Entrance of Cumberland Woods (Blue Springs Drive) turn right on Blue Sky Drive and follow to home on CDS

Public Remarks

Well maintained 3BR/2BA ranch home on a cul-de-sac lot in Cumberland Woods. This home backs up to woods/walking trails and is privately owned by the community. The open floor plan allows for great entertaining. The vaulted great room features a cozy fireplace and the space is shared with a formal dining space. Kitchen is fully equipped with stainless appliances and has a breakfast area also. Split bedrooms allows for privacy in your primary suite where you have a soaking tub/separate shower, walk in closet and view of the woods. 2 additional bedrooms are on the other side of the house and share a common bathroom. Spend relaxing morning having coffee on your screened porch or enjoying cookouts on your deck. Storage shed off your deck

Listing Details

Area:	2912 - Hamilton - Fall Creek			
Legal Desc:	ACREAGE .16, SECTION 32, TOWNSHIP 18, RANGE 5, CUMBERLAND WOODS, SECTION 3, LOT 110			
Section/Lot Number:	32/110			
Beds:	3			
Baths:	2/0			
# Rooms:	7			
Levels:	1 Level			
Rooms/Level	FB	HB	BD	RM
Upper	0	0	0	0
Main	2	0	3	7
M/U Ttl	2	0	3	7
Basement	0	0	0	0
Total	2	0	3	7

School Dist:	Hamilton Southeastern Schools
Elementary School:	
Middle School:	
Intermediate School:	
High School:	
Main SqFt:	1,570
Upper SqFt:	0
Total Main & Upper SqFt:	1,570
Below Grade Area SqFt:	0
% Below Grade Finished:	0%
Apprx Below Grade Finished SqFt:	0
Apprx Total Finished SqFt:	1,570
Total SqFt:	1,570
Garage SqFt:	
Building Area Source:	Assessor

Property Overview

Exterior:	Vinyl With Brick	Lot Info:	Sidewalks, Tree Mature, Trees Small, Wooded
Exterior Features:	Barn Storage	Lot Size:	6,970
Arch Style:	Ranch	Acres:	<1/4 Acre
Porch:	Screened in Patio	# of Acres:	0.16
Fence:		Waterfront Features:	
Foundation:	Slab	Pool Features:	
Basement:	No /	Spa Features:	
Areas:		Interior Features:	Ceiling Cathedral, Ceiling Vaulted, Walk In Closet, Screens Complete, Windows Vinyl, Wood Work Painted, Kitchen Eat In, Entrance Foyer, High Speed Internet Avail, Pantry
Fireplace:	1	Kitchen Features:	
Fireplace Features:	Great Room Fireplace, Masonry Fireplace, Wood Burning Fireplace	Eating Area:	Breakfast Room, Dining Combo/Great Room
Laundry:	Laundry Room	Garage YN:	Yes
Appliances:	Dishwasher, Garbage Disposal, Oven/Range-Electric, Refrigerator, Micro Hood, Electric Water Heater	Garage Spaces:	2
Equipment:	Multiple Phone Lines, Smoke Alarm	Garage Parking Description:	
Primary Bedroom:	Closet Walk in, Sinks Double, Suite, Tub Garden	Garage Parking Other:	
Security Features:		Parking Features:	Attached, Driveway Concrete
Property Attached:	No	New Construction:	No

Rooms

Room	Dimensions	Level	Floors
Bedroom 2nd	12x10	Main	Vinyl
Bedroom 3rd	11x10	Main	Carpeting
Dining Room	13x11	Main	Carpeting
Great Room	16x16	Main	Carpeting
Kitchen	17x12	Main	Vinyl
Primary Bedroom	15x12	Main	Carpeting
Laundry Room	09x06	Main	Vinyl

Utilities/Environmental

Heating:	Heat Pump, Electric	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		

Tax/Association Information

Tax ID:	291132203023000020	Mgmt Co.:	Meridian Management
Semi Tax:	\$1,383.00	Mgmt Phone:	(317) 262-4989
Tax Year Due:	2022	Fee Paid:	Annually
Tax Exempt:	Homestead Tax Exemption	Fee Amount:	\$250
Association:	Yes	Fee Includes:	Association Home Owners, Insurance Building Hazard, Insurance Common Area, Nature Area, Snow Removal
		HOA Disclosure:	Covenants & Restrictions

Contact & Contract Information

List Type:	<u>Exclusive Right to Sell</u>	Possible Financing:	<u>Conventional, FHA, Insured Conventional, VA</u>
Listing Terms:		Inspection Warranties:	
Listing Date:	<u>07/10/2023</u>	Other Disclosures:	
Entered:	<u>07/11/2023</u>	Possession:	<u>Negotiable</u>
Temp Off Mkt Date:			
Withdrawn Date:			
Expiration Date:	<u>01/10/2024</u>		
Last Change Date:	<u>07/11/2023</u>		
Buyer Agency Compensation:	<u>3.0%</u>		
Variable:	<u>No</u>		
List Office:	<u>Trueblood Real Estate</u>		
List Agent:	<u>Kim Carpenter</u>	List Office:	<u>Trueblood Real Estate</u>
List Agent Phone:	<u>(317) 509-4000</u>	List Office Phone:	<u>(317) 288-5148</u>
List Agent Email:	<u>sold@kimsellsindy.com</u>	List Office BLC ID:	<u>TRBL01</u>
List Agent BLC ID:	<u>15467</u>		
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:	