



Active	3 Beds	2/1 Baths	3,054 SqFt	Built 2017
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Listing ID:	21935607	List Price:	\$675,000
Property Type:	Residential	Orig. List Price:	\$700,000
Subtype:	Single Family Residential	List Date:	08/01/2023
Transaction Type:	For Sale	DOM/CDOM:	20/20
Subdivision:	Harmony	County:	Hamilton

Directions

146th Street to Ditch Rd, turn North to 151st Street, go left to right on American Lotus and then right on Avondale

Public Remarks

Why build when you can own this beautiful ranch home on one of the best lots in Harmony! Located a beautiful pond lot, this home features an open floor plan & is ready for a new owner. As you enter your eye is drawn thru the entry all the way to the exterior pond view. There is a nice owner's suite to the rear of the home with a spac BR, dbl vanity, walk in shower & WIC. 2 add'l BR's & a den/office also. The light/bright white kitchen features a spacious island, stainless appliances, panty & large dining area. There is a large finished basement for add'l living space. Enjoy the beautiful view from your covered lanai with drop down screen or out on your open patio. Activity community that has so much to offer. Come see it today!

Private Remarks

Baseboard by fireplace will be replaced/repared prior to closing. Basement is plumbed for a full bath and wet bar. Wiring already in place for a hot tub on extra patio

Listing Details

Area:	2913 - Hamilton - Washington				School Dist:	Westfield-Washington Schools
Legal Desc:	HARMONY LOT 212				Elementary School:	
Section/Lot Number:	/212				Middle School:	
Beds:	3				Intermediate School:	
Baths:	2/1				High School:	
# Rooms:	9				Main SqFt:	2,468
Levels:	1 Level				Upper SqFt:	
Rooms/Level	FB	HB	BD	RM	Total Main & Upper SqFt:	2,468
Upper	0	0	0	0	Below Grade Area SqFt:	938
Main	2	1	3	8	% Below Grade Finished:	50-75%
M/U Ttl	2	1	3	8	Apprx Below Grade Finished SqFt:	586
Basement	0	0	0	1	Apprx Total Finished SqFt:	3,054
Total	2	1	3	9	Total SqFt:	3,406
					Garage SqFt:	564
					Building Area Source:	Assessor

Property Overview

Exterior:	Brick, Composition Siding Cement	Lot Info:	Curbs, Sidewalks
Exterior Features:		Lot Size:	8,712
Arch Style:	Ranch, Traditonal American	Acres:	<1/4 Acre
Porch:	Covered Porch	# of Acres:	0.2
Fence:	Fence Full Rear	Waterfront Features:	Pond
Foundation:	Basement Poured Concrete	Pool Features:	Pool Community, Association
Basement:	Yes / Finished, Partial, Plumbing Roughed In, Sump Pump	Spa Features:	

Basement:	Yes / Finished, Partial Plumbing Roughed in, Sump Pump
Areas:	Bath Jack-n-Jill, Bedroom Other on Main
Fireplace:	1
Fireplace Features:	Gas Log Fireplace, Great Room Fireplace, Outside
Laundry:	Laundry Room Main Level
Appliances:	Dishwasher, Garbage Disposal, Gas Water Heater, Micro Hood, Oven/Range-Gas, Refrigerator
Equipment:	Smoke Alarm
Primary Bedroom:	Closet Walk in, Shower Stall Full, Suite
Security Features:	
Property Attached:	No

Spa Features:	
Interior Features:	Ceiling Raised, Walk In Closet, Hardwood Floors, Windows Thermal, Wood Work Painted, Breakfast Bar, Entrance Foyer, High Speed Internet Avail
Kitchen Features:	
Eating Area:	Breakfast Room
Garage YN:	Yes
Garage Spaces:	2
Garage Parking Description:	
Garage Parking Other:	
Parking Features:	Attached, Driveway Concrete, Garage Door Opener
New Construction:	No
Bldr/Prjct/Cont:	Estridge Homes

Rooms

Room	Dimensions	Level	Floors
Primary Bedroom	16x14	Main	Carpeting
Great Room	21x19	Main	Hardwood
Kitchen	16x12	Main	Hardwood
Breakfast Room	12x10	Main	Hardwood
Bedroom 3rd	12x14	Main	Carpeting
Bedroom 2nd	12x15	Main	Carpeting
Laundry Room	9x5	Main	Vinyl
Den/Library	13x12	Main	Carpeting
Bonus Room	31x18	Basement	Carpeting

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 Available, Gas Connected		

Tax/Association Information

Tax ID:	290916003079000015	Mgmt Co.:	Harmony
Semi Tax:	\$3,157.00	Mgmt Phone:	
Tax Year Due:	2022	Fee Paid:	Annually
Tax Exempt:	Homestead Tax Exemption, Mortgage Tax Exemption	Fee Amount:	\$1,200
Association:	Yes	Fee Includes:	Clubhouse, Exercise, Insurance Common Area, Maintenance Common Area, Nature Area, Park Playground, Professional Management, Putting Green
		HOA Disclosure:	Covenants & Restrictions

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	Conventional, Insured Conventional
Listing Terms:		Inspection Warranties:	
Listing Date:	08/01/2023	Disclosures:	
Entered:	08/03/2023	Other Disclosures:	

Temp Off Mkt Date:
Withdrawn Date:
Expiration Date: 02/01/2024
Last Change Date: 08/20/2023
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
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:

Possession: At Closing
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 | 08/20/2023 10:04 PM