

**Active****3
Beds****2/1
Baths****3,054
SqFt****Built
2017**

Listing ID:	21935607	List Price:	\$658,800
Property Type:	Residential	Orig. List Price:	\$700,000
Subtype:	Single Family Residential	List Date:	08/01/2023
Transaction Type:	For Sale	DOM/CDOM:	79/79
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 of 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 addt'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

Basement is plumbed for a full bath and wet bar. Wiring already in place for a hot tub on extra patio Their is an ongoing earnest money disput with prior buyer who walked away.

Listing Details

Area:	2913 - Hamilton - Washington	School Dist:	Westfield-Washington Schools			
Legal Desc:	HARMONY LOT 212	Elementary School:				
Section/Lot Number:	/212	Intermediate School:				
Beds:	3	Middle 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
Horse Amenities:	None	Acres:	<1/4 Acre
Arch Style:	Ranch, Traditional American	# of Acres:	0.20
Porch:	Covered Porch	Waterfront Features:	Pond
Fence:	Yes / Fence Full Rear	Pool:	
Foundation:	Basement Poured Concrete	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

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

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

Cooling: Central Electric

Fuel:

Utility Option:

Utilities: Cable Available, Gas Connected

Primary Water Source: Municipal Water Connected

Primary Sewage Disp: Municipal Sewer Connected

Solid Waste: Yes

Green Certificate: No

Tax/Association Information

Tax ID: 290916003079000015

Semi Tax: \$3,157.00

Tax Year Due: 2022

Tax Exempt: Homestead Tax Exemption, Mortgage Tax Exemption

Association: Yes

Mgmt Co.: Harmony

Mgmt Phone:

Fee Paid: Annually

Fee Amount: \$1,200

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

Listing Terms:

Listing Date: 08/01/2023

Entered: 08/03/2023

Temp Off Mkt Date:

Withdrawn Date:

Expiration Date: 02/01/2024

Possible Financing: Conventional, Insured Conventional

Inspection Warranties:

Disclosures:

Other Disclosures:

Possession: At Closing

Last Change Date: 12/01/2023
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:

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 | 12/01/2023 03:14 PM