

**Active****3
Beds****2/0
Baths****1,594
SqFt****Built
1980**

Listing ID:	21943607	List Price:	\$163,000
Property Type:	Residential	Orig. List Price:	\$175,000
Subtype:	Single Family Residential	List Date:	09/15/2023
Transaction Type:	For Sale	DOM/CDOM:	44/44
Subdivision:	Sherman Oaks	County:	Marion

Directions[Use GPS](#)**Public Remarks**

Where can you find a 3BR/2BA home under \$200K? Right here, come and take a look today! This trilevel home features a spacious living room, fully equipped kitchen, cozy family room along with 3 nice sized bedrooms and 2 baths. Located on a dead end street so no thru traffic to deal with. One car attached garage. Relax on your patio overlooking your private yard. Don't wait, come and see it today.

Private Remarks

You must own for 3 years before you can rent it out. Back on the market because buyer failed to close. Please see attached documents for HOA/Homeowner responsibilities

Listing Details

Area:	4907 - Marion - Perry				School Dist:	Perry Township Schools
Legal Desc:	SHERMAN OAKS 1ST SEC L14				Elementary School:	
Section/Lot Number:	L/14				Intermediate School:	
Beds:	3				Middle School:	
Baths:	2/0				High School:	
# Rooms:	7				Main SqFt:	1,084
Levels:	Tri-Level				Upper SqFt:	510
Unit Entry Lvl:	1				Total Main & Upper SqFt:	1,594
Rooms/Level	FB	HB	BD	RM	Below Grade Area SqFt:	0
Upper	1	0	3	3	% Below Grade Finished:	75+%
Main	1	0	0	4	Apprx Below Grade Finished SqFt:	0
M/U Ttl	2	0	3	7	Apprx Total Finished SqFt:	1,594
Basement	0	0	0	0	Total SqFt:	1,594
Total	2	0	3	7	Garage SqFt:	264
					Building Area Source:	Assessor

Property Overview

Exterior:	Vinyl	Lot Info:	
Exterior Features:		Lot Size:	2,040
Horse Amenities:	None	Acres:	<1/4 Acre
Arch Style:	Traditional American	# of Acres:	0.05
Porch:	Open Patio	Waterfront Features:	
Fence:	Yes / Fence Full Rear	Pool:	
Foundation:	Basement-Block, Basement Poured Concrete	Spa Features:	
Basement:	No / Sump Pump	Interior Features:	Attic Access, Kitchen Eat In, Pantry

Areas:	Living Room Formal, Utility Room
Fireplace:	0
Fireplace Features:	
Laundry:	
Appliances:	Dishwasher, Garbage Disposal, Oven/Range-Electric, Range Hood Fan, Electric Water Heater
Equipment:	Smoke Alarm
Primary Bedroom:	
Security Features:	
Property Attached:	No
Condo Type:	Co-op
Condo Description:	Free Standing

Kitchen Features:	
Eating Area:	None
Garage YN:	Yes
Garage Spaces:	2
Garage Parking Description:	
Garage Parking Other:	
Parking Features:	Attached, Carport
New Construction:	No

Rooms

Room	Dimensions	Level	Floors
Bedroom 2nd	12x10	Upper	Carpeting
Bedroom 3rd	11x10	Upper	Carpeting
Family Room	21x13	Main	Tile-Ceramic
Kitchen	12x12	Main	Tile-Ceramic
Living Room	14x12	Main	Tile-Ceramic
Primary Bedroom	15x10	Upper	Carpeting

Utilities/Environmental

Heating:	Forced Air, Electric	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:			

Tax/Association Information

Tax ID:	491520127099000500	Mgmt Co.:	CASA
Semi Tax:	\$620.00	Mgmt Phone:	(317) 875-5600
Tax Year Due:	2022	Fee Paid:	Monthly
Tax Exempt:	Homestead Tax Exemption, Mortgage Tax Exemption	Fee Amount:	\$250
Association:	Yes	Fee Includes:	Clubhouse, Insurance Common Area, Lawncare, Maintenance Common Area, Park Playground
		HOA Disclosure:	

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	09/15/2023	Disclosures:	
Entered:	09/15/2023	Other Disclosures:	
Temp Off Mkt Date:		Possession:	Negotiable
Withdrawn Date:			
Expiration Date:	03/15/2024		
Last Change Date:	12/12/2023		
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 | 12/12/2023 04:49 PM