



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

Listing ID:	21943607	List Price:	\$175,000
Property Type:	Residential	Orig. List Price:	\$175,000
Subtype:	Single Family Residential	List Date:	09/15/2023
Transaction Type:	For Sale	DOM/CDOM:	1/1
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

DO NOT let cats out!!!! Kitchen island in pictures does not stay. You must own for 3 years before you can rent it out.

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				Middle School:	
Beds:	3				Intermediate 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:	Fence Full Rear
Exterior Features:		Lot Size:	2,039
Arch Style:	Traditional American	Acres:	<1/4 Acre
Porch:	Open Patio	# of Acres:	0.047
Fence:		Waterfront Features:	
Foundation:	Basement-Block, Basement Poured Concrete	Pool Features:	Association
Basement:	No / Sump Pump	Spa Features:	

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](#)

Interior Features: [Attic Access, Kitchen Eat in, Pantry](#)
 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](#)
 Cooling: [Central Electric](#)
 Fuel:
 Utility Option:
 Utilities:
 Primary Water Source: [Municipal Water Connected](#)
 Primary Sewage Disp: [Municipal Sewer Connected](#)
 Solid Waste: [Yes](#)
 Green Certificate: [No](#)

Tax/Association Information

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

Contact & Contract Information

List Type: [Exclusive Right to Sell](#)
 Listing Terms:
 Listing Date: [09/15/2023](#)
 Entered: [09/15/2023](#)
 Temp Off Mkt Date:
 Withdrawn Date:
 Expiration Date: [03/15/2024](#)
 Last Change Date: [09/15/2023](#)
 Possible Financing:
 Inspection Warranties:
 Disclosures:
 Other Disclosures:
 Possession: [Negotiable](#)

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:

©MIBOR Broker Listing Cooperative, all rights reserved. Information deemed reliable, but not guaranteed.

Prepared By: Kim Carpenter | Trueblood Real Estate | 09/15/2023 02:54 PM