

**Pending****3
Beds****2/1
Baths****2,340
SqFt****Built
2013**

Listing ID:	21939863
Property Type:	Residential
Subtype:	Single Family Residential
Transaction Type:	For Sale
Subdivision:	Overlook At Andover

List Price:	\$375,000
Orig. List Price:	\$375,000
List Date:	08/24/2023
DOM/CDOM:	3/3
County:	Hamilton

Directions

Use GPS

Public Remarks

This well maintained 3BR/2.5BA home with a 3 car garage in sought after Andover in Westfield is waiting for you! The cute front porch lures you in and offers a place to relax. There is a 2-story entry that leads to the office/formal dining room, fully equipped kitchen with island/breakfast bar that overlooks the dining area and great room with cozy electric fireplace. Upstairs there is additional living space in the loft. Primary suite with double vanity, full shower stall and a walk in closet that opens to the laundry. 2 additional bedrooms and a bath complete the upstairs. Large, fenced rear yard with patio, firepit and additional lounging area. Don't wait, come see it today!

Private Remarks

Seller cannot give possession until 10/8, prefers to close and then retain post possession.

Listing Details

Area:	2913 - Hamilton - Washington			
Legal Desc:	Acreage .22, Section 32, Township 19, Range 4, Andover, Section 5, Lot 112, Irregular Shape			
Section/Lot Number:	/112			
Beds:	3			
Baths:	2/1			
# Rooms:	9			
Levels:	2 Levels			
Rooms/Level	FB	HB	BD	RM
Upper	2	0	3	5
Main	0	1	0	4
M/U Ttl	2	1	3	9
Basement	0	0	0	0
Total	2	1	3	9

School Dist:	Westfield-Washington Schools
Elementary School:	
Middle School:	Westfield Middle School
Intermediate School:	Westfield Intermediate School
High School:	Westfield High School
Main SqFt:	1,248
Upper SqFt:	1,092
Total Main & Upper SqFt:	2,340
Below Grade Area SqFt:	0
% Below Grade Finished:	0%
Apprx Below Grade Finished SqFt:	0
Apprx Total Finished SqFt:	2,340
Total SqFt:	2,340
Garage SqFt:	600
Building Area Source:	Assessor

Property Overview

Exterior:	Brick, Composition Siding Cement
Exterior Features:	Outdoor Fire Pit
Arch Style:	Arts&Crafts/Craftsman
Porch:	Open Patio
Fence:	Fence Full Rear
Foundation:	Slab

Lot Info:	Fence Full Rear
Lot Size:	9,583
Acres:	<1/4 Acre
# of Acres:	0.22
Waterfront Features:	
Pool Features:	

Basement:	NO /
Areas:	Laundry in Unit
Fireplace:	1
Fireplace Features:	Fireplace Insert, Great Room Fireplace
Laundry:	Laundry Room Upstairs
Appliances:	Dishwasher, Dryer, Garbage Disposal, Gas Water Heater, Micro Hood, Oven/Range-Electric, Refrigerator, Washer
Equipment:	
Primary Bedroom:	Closet Walk in, Shower Stall Full, Sinks Double
Security Features:	
Property Attached:	No

Spa Features:	
Interior Features:	Breakfast Bar, Center Island, Hardwood Floors, Pantry, Walk In Closet
Kitchen Features:	
Eating Area:	Breakfast Room
Garage YN:	Yes
Garage Spaces:	3
Garage Parking Description:	
Garage Parking Other:	Garage Door Opener
Parking Features:	Attached
New Construction:	No
Bldr/Prjct/Cont:	Beazer

Rooms

Room	Dimensions	Level	Floors
Primary Bedroom	18x12	Upper	Carpeting
Kitchen	15x14	Main	Hardwood
Great Room	17x15	Main	Carpeting
Breakfast Room	11x08	Main	Hardwood
Office	15x12	Main	Carpeting
Loft	18x13	Upper	Carpeting
Laundry Room	07x05	Upper	Vinyl
Bedroom 2nd	13x12	Upper	Carpeting
Bedroom 3rd	12x11	Upper	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 Connected, Gas Connected		

Tax/Association Information

Tax ID:	290632023016000015	Mgmt Co.:	
Semi Tax:	\$1,772.00	Mgmt Phone:	
Tax Year Due:	2022	Fee Paid:	
Tax Exempt:	Homestead Tax Exemption, Mortgage Tax Exemption	Fee Amount:	
Association:	No	Fee Includes:	
		HOA Disclosure:	

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	Conventional, FHA, Insured Conventional, VA
Listing Terms:		Inspection Warranties:	
Listing Date:	08/24/2023	Disclosures:	
Entered:	08/24/2023	Other Disclosures:	
Temp Off Mkt Date:		Possession:	Negotiable

Withdrawn Date:
Expiration Date: 02/24/2024
Last Change Date: 08/26/2023
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:

Sales Information

Pending Date: 08/26/2023
Projected Close Date: 09/29/2023
Buyer Agent: Justin Steill
Buyer Agent Phone:
Buyer Agent Email: jsteill@bhhsin.com
Buyer Agent BLC ID: 32551
Co-Buyer Agent: Katelyn Cohoat
Co-Buyer Agent Phone: (317) 374-6030
Co-Buyer Agent Email: kcohoat@bhhsin.com
Co-Buyer Agent BLC ID: 37283

Seller Pd CC:
Seller Pd Pts:
Buyer Office: Berkshire Hathaway Home
Buyer Office Phone: (317) 595-2100
Buyer Office BLC ID: BHHS12
Co-Buyer Office: Berkshire Hathaway Home
Co-Buyer Office Phone: (317) 595-2100
Co-Buyer Office BLC ID: BHHS12

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Prepared By: Kim Carpenter | Trueblood Real Estate | 09/06/2023 03:08 PM