

**Pending****3
Beds****2/0
Baths****1,943
SqFt****Built
1985**

Listing ID:	21940220
Property Type:	Residential
Subtype:	Single Family Residential
Transaction Type:	For Sale
Subdivision:	Castle Cove

List Price:	\$300,000
Orig. List Price:	\$300,000
List Date:	08/25/2023
DOM/CDOM:	2/2
County:	Marion

Directions

82nd Street East of Hague Road to Springwater Dr West, turn right to home on the left

Public Remarks

Beautifully maintained 3BR/2BA ranch home in sought after Castle Cove on a great lot the overlooks the neighbors rear yard so no one right behind you. Great lot with mature trees. The home features a extra large vaulted great room with a wood ceiling and a full masonry fireplace. A Formal dining room, fully equipped kitchen, breakfast area, nice sized laundry area and separate bonus room, could be mud room or home office. The primary suite features a walk in closet, bath with double sinks & newer walk-in shower. 2 additional bedrooms and a hall bath complete the home. Roof, gutters & gutter guards 10/21, HVAC system 5/21, crawlspace encapsulation w/2 sumps & dehumidifier 4/21, and much more. Come and see it for yourself today!

Listing Details

Area:	4904 - Marion - Lawrence			
Legal Desc:	Castle Cove Sec VII Lot 91			
Section/Lot Number:	/91			
Beds:	3			
Baths:	2/0			
# Rooms:	7			
Levels:	1 Level			
Rooms/Level	FB	HB	BD	RM
Upper	0	0	0	0
Main	2	0	3	7
M/U Ttl	2	0	3	7
Basement	0	0	0	0
Total	2	0	3	7

School Dist:	MSD Lawrence Township
Elementary School:	
Middle School:	
Intermediate School:	
High School:	
Main SqFt:	1,943
Upper SqFt:	0
Total Main & Upper SqFt:	1,943
Below Grade Area SqFt:	0
% Below Grade Finished:	0%
Apprx Below Grade Finished SqFt:	0
Apprx Total Finished SqFt:	1,943
Total SqFt:	1,943
Garage SqFt:	506
Building Area Source:	Assessor

Property Overview

Exterior:	Brick, Vinyl
Exterior Features:	
Arch Style:	Ranch
Porch:	
Fence:	
Foundation:	Crawl Block
Basement:	No /
Areas:	Bedroom Other on Main, Utility Room
Fireplace:	1
Fireplace Features:	Great Room Fireplace Wood Burning Fireplace

Lot Info:	Curbs, Sidewalks, Tree Mature
Lot Size:	12,240
Acres:	1/4-1/2 Acre
# of Acres:	0.28
Waterfront Features:	
Pool Features:	
Spa Features:	
Interior Features:	Attic Pull Down Stairs, Breakfast Bar, Ceiling Vaulted, Screens Complete, Walk In Closet, Windows Vinyl, Wood Work Stained

Replace Features:	Great Room Fireplace, Wood Burning Fireplace
Laundry:	Laundry Room Main Level
Appliances:	Dishwasher, Dryer, Electric Water Heater, Garbage Disposal, Oven/Range-Electric, Range Hood Fan, Refrigerator, Washer
Equipment:	
Primary Bedroom:	Closet Walk in, Shower Stall Full
Security Features:	
Property Attached:	No

Kitchen Features:

Eating Area:	Breakfast Room, Dining Combo/Kitchen, Formal Dining Room
Garage YN:	Yes
Garage Spaces:	2
Garage Parking Description:	
Garage Parking Other:	
Parking Features:	Attached
New Construction:	No

Rooms

Room	Dimensions	Level	Floors
Primary Bedroom	18x12	Main	Carpeting
Bedroom 2nd	12x11	Main	Carpeting
Bedroom 3rd	12x11	Main	Carpeting
Bonus Room	10x8	Main	Vinyl
Breakfast Room	12x9	Main	Vinyl
Dining Room	13x12	Main	Carpeting
Great Room	24x17	Main	Carpeting

Utilities/Environmental

Heating:	Heat Pump	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		

Tax/Association Information

Tax ID:	490224143018000400	Mgmt Co.:	
Semi Tax:	\$2,798.00	Mgmt Phone:	
Tax Year Due:	2022	Fee Paid:	
Tax Exempt:	None	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:	08/25/2023	Disclosures:	
Entered:	08/26/2023	Other Disclosures:	
Temp Off Mkt Date:		Possession:	Negotiable
Withdrawn Date:			
Expiration Date:	02/25/2024		
Last Change Date:	08/27/2023		
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: Joshua Lawrence
Buyer Agent Phone:
Buyer Agent Email: josh@atpropertiesind.com
Buyer Agent BLC ID: 37746
Co-Buyer Agent:
Co-Buyer Agent Phone:
Co-Buyer Agent Email:
Co-Buyer Agent BLC ID:

Seller Pd CC:
Seller Pd Pts:
Buyer Office: @properties
Buyer Office Phone: (317) 489-3441
Buyer Office BLC ID: PLCL01
Co-Buyer Office:
Co-Buyer Office Phone:
Co-Buyer Office BLC ID:

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Prepared By: Kim Carpenter | Trueblood Real Estate | 09/06/2023 02:52 PM