



<b>Active</b>	<b>4 Beds</b>	<b>2/1 Baths</b>	<b>1,850 SqFt</b>	<b>Built 1980</b>
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Listing ID:	21948240	List Price:	\$325,000
Property Type:	Residential	Orig. List Price:	\$325,000
Subtype:	Single Family Residential	List Date:	10/13/2023
Transaction Type:	For Sale	DOM/CDOM:	1/1
Subdivision:	Eagles Nest	County:	Hendricks

**Directions**

Use GPS

**Public Remarks**

Looking for a 4BR/2.5BA home at the edge of town with no HOA? Look no further than this home, located in a quiet n'hood, on a large, fenced lot. Many updates...LVP on the main level, new HVAC system, new roof, whole house filtration system, some windows replaced with Anderson replacement windows, Anderson french door and more! The main level features a LR, DR, fully equipped kitchen, combo 1/2 bath/laundry and a cozy family room with wood burning fireplace. The primary BR features a full shower & WIC, there are 3 add'l bedrooms and a bath to complete the upper level. If you like being outdoors, you will enjoy the multiple entertaining spaces, deck, pergola & patio along with a large shed for endless possibilities. Come see it today!

**Private Remarks**

Chimney is As-is, exterior brick is spalling from previous owner allowing vines to grown on it.

**Listing Details**

Area:	3201 - Hendricks - Brown				School Dist:	Brownsburg Community School Corp
Legal Desc:	Lot 11 Eagles Nest Sec 1				Elementary School:	
Section/Lot Number:	1/11				Intermediate School:	
Beds:	4				Middle School:	
Baths:	2/1				High School:	
# Rooms:	9				Main SqFt:	1,050
Levels:	2 Levels				Upper SqFt:	800
Rooms/Level	FB	HB	BD	RM	Total Main & Upper SqFt:	1,850
Upper	2	0	4	4	Below Grade Area SqFt:	0
Main	0	1	0	5	% Below Grade Finished:	0%
M/U Ttl	2	1	4	9	Apprx Below Grade Finished SqFt:	0
Basement	0	0	0	0	Apprx Total Finished SqFt:	1,850
Total	2	1	4	9	Total SqFt:	1,850
					Garage SqFt:	
					Building Area Source:	Builder

**Property Overview**

Exterior:	Brick, Cedar	Lot Info:	Rural In Subdivision, Tree Mature
Exterior Features:	Barn Mini	Lot Size:	25,650
Arch Style:	Traditonal American	Acres:	1/2-1 Acre
Porch:	Covered Patio, Deck Main Level, Open Patio	# of Acres:	0.56
Fence:	Fence Partial, Fence Privacy	Waterfront Features:	
Foundation:	Crawl Block, Crawl Brick	Pool Features:	

Basement:	No
Areas:	
Fireplace:	1
Fireplace Features:	Family Room Fireplace, Masonry Fireplace
Laundry:	Laundry Room Main Level
Appliances:	Dishwasher, Garbage Disposal, Micro Hood, Microwave, Oven/Range-Electric, Refrigerator, Electric Water Heater, Water Softener Paid
Equipment:	Smoke Alarm
Primary Bedroom:	Shower Stall Full, Closet Walk in
Security Features:	
Property Attached:	No

Spa Features:	
Interior Features:	Attic Access, Screens Some, Storms Complete, Walk In Closet, Wood Work Painted, Window Bay Bow, High Speed Internet Avail, Pantry
Kitchen Features:	Kitchen Updated
Eating Area:	Dining Combo/Living Room
Garage YN:	Yes
Garage Spaces:	2
Garage Parking Description:	
Garage Parking Other:	Finished Garage, Service Door
Parking Features:	Driveway Asphalt, Attached, Garage Door Opener, Heated
New Construction:	No

## Rooms

Room	Dimensions	Level	Floors
Laundry Room	6x10	Main	Tile-Ceramic
Primary Bedroom	10x25	Upper	Carpeting
Kitchen	12x12	Main	Vinyl Hardwood
Living Room	12x15	Main	Vinyl Hardwood
Bedroom 2nd	11x14	Upper	Carpeting
Bedroom 3rd	11x14	Upper	Carpeting
Family Room	12x21	Main	Vinyl Hardwood
Dining Room	11x12	Main	Vinyl Hardwood
Bedroom 4th	11x11	Upper	Carpeting

## Utilities/Environmental

Heating:	Forced Air, Heat Pump, Electric	Primary Water Source:	Private Well
Cooling:	Central Electric, Heat Pump, Roof Power Vent	Primary Sewage Disp:	Septic
Fuel:		Solid Waste:	Yes
Utility Option:		Green Certificate:	No
Utilities:	Cable Available		

## Tax/Association Information

Tax ID:	320130230005000001	Mgmt Co.:	
Semi Tax:	\$1,276.00	Mgmt Phone:	
Tax Year Due:	2022	Fee Paid:	
Tax Exempt:	Homestead 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:	10/13/2023	Disclosures:	
Entered:	10/13/2023	Other Disclosures:	
Temp Off Mkt Date:		Possession:	Negotiable
Withdrawn Date:			

Expiration Date: 04/13/2024  
Last Change Date: 10/13/2023  
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 | 10/13/2023 03:48 PM