



<b>Active</b>	<b>4 Beds</b>	<b>3/1 Baths</b>	<b>3,539 SqFt</b>	<b>Built 2021</b>
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Listing ID:	21980198	List Price:	\$700,000
Property Type:	Residential	Orig. List Price:	\$700,000
Subtype:	Single Family Residential	List Date:	05/17/2024
Transaction Type:	For Sale	DOM/CDOM:	1/1
Subdivision:	Harmony	County:	Hamilton

**Directions**

GPS Friendly

**Public Remarks**

Welcome to this meticulously maintained 4BR/3.5BA home in sought after Harmony in Westfield. As you enter, you will feel like you have stepped into a model home, no detail has been missed. The main level features a gorgeous primary suite with a Luxurious bath with a large walk in shower, long double vanity and custom walk in closet, great room with cozy fireplace, fully equipped kitchen with gas cooktop and large island, the mudroom and laundry complete the main level. Upstairs you will find 3 additional bedrooms, one currently used as an office, full bath and a bonus room that this owner used as a dog room. If more space is needed, this home has it with the finished basement with family room, workout area, full bath, storage space and an unfinished area ready for that 5th bedroom or bonus room. The front of the home overlooks a tranquil pond and the community offers an adult pool, kids pool, workout center, gathering area, tennis courts, playground, walking trails, parks and more. The 3 car garage loads from the rear. Don't wait, come and see it today!

**Listing Details**

Area:	2913 - Hamilton - Washington				School Dist:	Westfield-Washington Schools
Legal Desc:	Acreage .10, Section 16, Township 18, Range 3, Harmony, Section 7B, Lot 520				Elementary School:	
Section/Lot Number:	7B/520				Intermediate School:	
Beds:	4				Middle School:	
Baths:	3/1				High School:	
# Rooms:	10				Main SqFt:	1,531
Levels:	2 Levels				Upper SqFt:	1,036
Rooms/Level	FB	HB	BD	RM	Total Main & Upper SqFt:	2,567
Upper	1	0	3	3	Below Grade Area SqFt:	1,297
Main	1	1	1	5	% Below Grade Finished:	75
M/U Ttl	2	1	4	8	Apprx Below Grade Finished SqFt:	972
Basement	1	0	0	2	Apprx Total Finished SqFt:	3,539
Total	3	1	4	10	Total SqFt:	3,864
					Garage SqFt:	651
					Building Area Source:	Assessor

**Property Overview**

Exterior:	Brick, Composition Siding Cement	Lot Info:	Sidewalks, Street Lights, Trees Small
Exterior Features:	Smart Lock(s)	Lot Size:	4,356
Horse Amenities:	None	Acres:	<1/4 Acre
Arch Style:	Arts&Crafts/Craftsman	# of Acres:	0.10
Porch:	Covered Patio	Waterfront Features:	
Fence:	/	Private Pool:	No
Foundation:	Basement Poured Concrete	Spa Features:	
Basement:	Yes / 9 feet+Ceiling, Daylite Windows, Egress Windows	Interior Features:	Breakfast Bar, Programmable Thermostat, Screens Complete
Areas:		Kitchen Features:	

Fireplace:	1
Fireplace Features:	Gas Log Fireplace, Great Room Fireplace
Laundry:	
Appliances:	Cook Top Gas, Dishwasher, Dryer, Electric Water Heater, Garbage Disposal, Microwave, Oven Built In, Refrigerator, Tankless Water Heater, Washer, Water Softener Rented
Equipment:	
Primary Bedroom:	Closet Walk in
Primary Bathroom:	Shower Stall Full, Sinks Double
Security Features:	
Property Attached:	No

Eating Area:	Dining Combo/Great Room
Garage YN:	Yes
Garage Spaces:	3
Garage Parking Description:	
Garage Parking Other:	Finished Garage, Garage Door Opener
Parking Features:	Attached
New Construction:	No

## Rooms

Room	Dimensions	Level	Floors
Primary Bedroom	16x13	Main	Vinyl Hardwood
Great Room	17x13	Main	Vinyl Hardwood
Kitchen	17x12	Main	Vinyl Hardwood
Dining Room	17x11	Main	Vinyl Hardwood
Laundry Room	8x6	Main	Vinyl Hardwood
Mud Room	8x4	Main	Vinyl Hardwood
Bedroom 2nd	14x13	Upper	Carpet
Bedroom 3rd	14x11	Upper	Carpet
Bedroom 4th	13x17	Upper	Carpet
Bonus Room	8x8	Upper	Tile-Ceramic
Family Room	14x29	Basement	Carpet
Exercise Room	13x14	Basement	Carpet

## Utilities/Environmental

Heating:	Forced Air, Gas	Primary Water Source:	Municipal Water Connected
Cooling:	Central Electric	Primary Sewage Disp:	Municipal Sewer Connected
Fuel:		Solid Waste:	No
Utility Option:		Green Certificate:	No
Utilities:			

## Tax/Association Information

Tax ID:	290916016019000015	Mgmt Co.:	Wintrust
Semi Tax:	\$6,566.00	Mgmt Phone:	(317) 848-5055
Tax Year Due:	2023	Fee Includes:	Mandatory Fee
Tax Exempt:	None	Fee Amount:	\$650
Low Maintenance Lifestyle Y/N:	No	Fee Paid:	Semi Annual
Community Features:		Fee Includes:	Clubhouse, Exercise, Insurance Common Area, Park Playground, Professional Management, Snow Removal, Tennis, Walking Trails
Association:	Yes	HOA Disclosure:	Covenants & Restrictions
		Amenities:	Fitness Center, Game Room, Meeting Room, Park, Party Room, Pool

## Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	Conventional, Insured Conventional
Listing Terms:		Inspection Warranties:	Warranty Builders

Listing Date: 05/17/2024  
Entered: 05/17/2024  
Temp Off Mkt Date:  
Withdrawn Date:  
Expiration Date: 12/17/2024  
Last Change Date: 05/17/2024  
Buyer Agency Compensation: 2.5%  
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:

Disclosures:  
Other Disclosures:  
Possession: Negotiable  
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 | 05/17/2024 10:14 PM