

**Active****5  
Beds****3/0  
Baths****3,036  
SqFt****Built  
2018**

Listing ID:	21911618	List Price:	\$410,000
Property Type:	Residential	Orig. List Price:	\$424,900
Subtype:	Single Family Residential	List Date:	03/29/2023
Transaction Type:	For Sale	DOM/CDOM:	21/21
Subdivision:	Village At New Bethel	County:	Marion

### Directions

From 465 & I74, take exit 49 to Southeastern. Left on Southeastern, right on Franklin Rd, left on Hemingway, right on Rowling, home on left.

### Public Remarks

This beautiful home in popular Village at New Bethel is very spacious with over 3,000 SF of living space, 5 total bedrooms including one on the main level (in-law quarters) and 3 full bathrooms. There is tons of natural light and the floor plan is very open. The updated kitchen features quartz counters, white cabinets, luxury vinyl plank flooring and a gas stove. Bonus features include a 3 car garage and loft area upstairs. The Primary en suite Bedroom is massive and the Primary Bathroom features an upgraded huge tile walk in shower. Built in 2018, this home is like new and has been well taken care of. Note: Seller will pay a maximum of 3% of buyer's mortgage amount toward buyer's loan points and/or non-recurring closing costs (no prepaids)

### Private Remarks

Agents, this is a relocation transaction. See the attached buyers agent checklist for instructions you need for writing an offer. All curtain and blinds as well as Nest Thermostat conveys.

### Listing Details

Area:	4906 - Marion - Franklin				School Dist:	Franklin Township Com Sch Corp
Legal Desc:	The Village At New Bethel Sec 2 L138				Elementary School:	South Creek Elementary
Section/Lot Number:	2/138				Middle School:	Franklin Central Junior High
Beds:	5				Intermediate School:	Lillie Idella Kitley Intermediate
Baths:	3/0				High School:	Franklin Central High School
# Rooms:	10				Main SqFt:	1,236
Levels:	2 Levels				Upper SqFt:	1,800
Rooms/Level	FB	HB	BD	RM	Total Main & Upper SqFt:	3,036
Upper	2	0	4	5	Below Grade Area SqFt:	0
Main	1	0	1	5	% Below Grade Finished:	0%
M/U Ttl	3	0	5	10	Apprx Below Grade Finished SqFt:	0
Basement	0	0	0	0	Apprx Total Finished SqFt:	3,036
Total	3	0	5	10	Total SqFt:	3,036
					Garage SqFt:	680
					Building Area Source:	Assessor

## Property Overview

Exterior:	Brick, Composition Siding Wood	Lot Info:	
Exterior Features:		Lot Size:	7,057
Arch Style:	Traditional American, Two Story	Acres:	<1/4 Acre
Porch:		# of Acres:	0.16
Fence:		Waterfront Features:	
Foundation:	Slab	Pool Features:	
Basement:	No /	Spa Features:	
Areas:	Bedroom Other on Main	Interior Features:	Attic Access, Ceiling Raised, Center Island, In-Law Quarters, Pantry, Programmable Thermostat, Walk In Closet, Windows Vinyl, Wood Work Painted
Fireplace:	1	Kitchen Features:	
Fireplace Features:	Great Room Fireplace	Eating Area:	Formal Dining Room
Laundry:		Garage YN:	Yes
Appliances: Dishwasher, Garbage Disposal, Microwave, Oven/Range-Gas, Refrigerator, Water Purification System, Water Softener Paid		Garage Spaces:	3
Equipment:	Smoke Alarm	Garage Parking Description:	
Primary Bedroom:	Suite	Garage Parking Other:	
Security Features:		Parking Features:	
Property Attached:	No	New Construction:	No

## Rooms

Room	Dimensions	Level	Floors
Great Room	17x18	Main	Carpeting
Kitchen	10x14	Main	Vinyl Plank
Dining Room	12x11	Main	Carpeting
Primary Bedroom	19x18	Upper	Carpeting
Bedroom 2nd	14x13	Upper	Carpeting
Bedroom 3rd	11x17	Upper	Carpeting
Bedroom 4th	11x13	Upper	Carpeting
Bedroom 5th	11x10	Main	Carpeting
Loft	13x14	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:	No
Utility Option:		Green Certificate:	No
Utilities:			

## Tax/Association Information

Tax ID:	491606100009037300	Mgmt Co.:	Ashely Management Corp
Semi Tax:	\$1,536.00	Mgmt Phone:	317-253-1401
Tax Year Due:	2021	Fee Paid:	Annually
Tax Exempt:	Homestead Tax Exemption, Mortgage Tax Exemption	Fee Amount:	\$520
Association:	Yes	Fee Includes:	Clubhouse, Entrance Common, Maintenance Common Area, Park Playground, Professional Management
		HOA Disclosure:	

**Contact & Contract Information**

List Type:	Exclusive Right to Sell
Listing Terms:	
Listing Date:	03/29/2023
Entered:	03/29/2023
Temp Off Mkt Date:	
Withdrawn Date:	
Expiration Date:	06/29/2023
Last Change Date:	04/18/2023
Buyer Agency Compensation:	3%
Variable:	Yes
List Office:	<a href="#">Coldwell Banker - Kaiser</a>
List Agent:	<a href="#">Bradley Gough</a>
List Agent Phone:	(317) 590-3571
List Agent Email:	brad@btgough.com
List Agent BLC ID:	20412
Co-List Agent:	<a href="#">Sumer Sharp</a>
Co-List Agent Phone:	(317) 819-1948
Co-List Agent Email:	yourhomeexpertteam@gmail.com
Co-List Agent BLC ID:	17140
Contact Num 1 Type:	
Contact Num 1 Name:	
Contact Num 1 Phone:	

Possible Financing:	
Inspection Warranties:	
Other Disclosures:	REO Relocation, Sales Disclosure Supplements
Possession:	At Closing
List Office:	<a href="#">Coldwell Banker - Kaiser</a>
List Office Phone:	(317) 844-1131
List Office BLC ID:	CBKA01
Contact Num 2 Type:	
Contact Num 2 Name:	
Contact Num 2 Phone:	

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