

**DRF****4
Beds****2/2
Baths****3,627
SqFt****Built
2001**

Listing ID:	21913416	List Price:	\$595,000
Property Type:	Residential	Orig. List Price:	
Subtype:	Single Family Residential	List Date:	04/27/2023
Transaction Type:	For Sale	DOM/CDOM:	/
Subdivision:	Stoney Creek Estates	County:	Hamilton

Directions

SR 32 East from Noblesville to SR 38. Right to Stoney Creek Estates. Right at entrance, second right (Blue Moon Drive) to home on left.

Public Remarks

Better than new. Incredible opportunity in a highly sought after custom home neighborhood. This beautiful home is situated on a large (.49 acre) lot with no homes directly behind. Lots of great landscaping and huge patio creating a backyard oasis. Large sunny yard is the perfect place to install an in-ground pool! This 4 BD 2/2 BA 3 Car Garage Home features a finished lower level with a custom bar. Recently renovated Kitchen is gorgeous and features a large center island, quartz counters, new SS appl, and tile backsplash. The Kitchen and Bkfst Area are open to a huge Great Room which features a gas fireplace and built in bookcases. The 3/4" real hdwd floors on the main level were recently refinished and are a must see, spectacular look

Private Remarks

Listed and sold. Preliminary title work completed with Meridian Title. The 3rd bay of the garage is extra deep where a 4th car, boat or large workshop could be placed. Luxury vinyl hardwood flooring recently installed in the entire upper level. There is a large pond with fishing deck at the back of the neighborhood as well as a walking path along the creek which goes all the way over to the next neighborhood.

Listing Details

Area: 2914 - Hamilton - Noblesville

Legal Desc: Acreage .49, Section 4, Township 18, Range 5, Stoney Creek Estates, Lot 39, Irregular Shape, Additional Legal Description: Ov

Section/Lot Number: 1/39

Beds: 4

Baths: 2/2

Rooms: 13

Levels: 2 Levels

Rooms/Level	FB	HB	BD	RM
Upper	2	0	4	4
Main	0	1	0	6
M/U Ttl	2	1	4	10
Basement	0	1	0	3
Total	2	2	4	13

School Dist: Noblesville Schools

Elementary School: Stony Creek Elementary School

Middle School: Noblesville East Middle School

Intermediate School:

High School: Noblesville High School

Main SqFt: 1,285

Upper SqFt: 1,130

Total Main & Upper SqFt: 2,415

Below Grade Area SqFt: 1,212

% Below Grade Finished: 100%

Apprx Below Grade Finished SqFt: 1,212

Apprx Total Finished SqFt: 3,627

Total SqFt: 3,627

Garage SqFt: 1968

Building Area Source: Assessor

Property Overview

Exterior:	Brick, Composition Siding Cement	Lot Info:	Sidewalks, Tree Mature
Exterior Features:	Sprinkler/Irrigation System	Lot Size:	81X142X169X153
Arch Style:	Traditonal American	Acres:	1/4-1/2 Acre
Porch:	Open Patio, Covered Porch	# of Acres:	0.49
Fence:		Waterfront Features:	
Foundation:	Basement Poured Concrete	Pool Features:	
Basement:	Yes / Daylite Windows, Finished, Sump Pump	Spa Features:	
Areas:		Interior Features:	Built In Book Shelves, Ceiling Cathedral, Ceiling Raised, Windows Thermal, Walk In Closet, Windows Wood, Breakfast Bar, Pantry, Surround Sound
Fireplace:	1	Kitchen Features:	Kitchen Updated
Fireplace Features:	Family Room Fireplace, Gas Log Fireplace	Eating Area:	Breakfast Room, Formal Dining Room
Laundry:	Laundry Room Main Level	Garage YN:	Yes
Appliances:	Garbage Disposal, Gas Water Heater, Microwave, Oven/Range-Gas, Range Hood Fan, Refrigerator, Water Softener Paid	Garage Spaces:	3
Equipment:	Security Alarm Paid, Smoke Alarm	Garage Parking Description:	
Primary Bedroom:	Closet Walk in, Shower Stall Full	Garage Parking Other:	Finished Garage, Floor Drain
Security Features:		Parking Features:	Attached, Driveway Concrete, Garage Door Opener, Storage Area, Workshop
Property Attached:	No	New Construction:	No

Rooms

Room	Dimensions	Level	Floors
Dining Room	13X12	Main	Carpeting
Kitchen	15X11	Main	Hardwood
Primary Bedroom	17X12	Upper	Vinyl Hardwood
Office	13X12	Main	Carpeting
Bedroom 3rd	12X12	Upper	Vinyl Hardwood
Bedroom 2nd	12X12	Upper	Vinyl Hardwood
Bedroom 4th	12X10	Upper	Vinyl Hardwood
Breakfast Room	15X10	Main	Hardwood
Family Room	19X15	Basement	Carpeting
Bonus Room	20X13	Basement	Carpeting
Great Room	23X15	Main	Hardwood
Laundry Room	11x8	Main	Other
Exercise Room	13x13	Basement	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:	Cable Connected, Gas Connected		

Tax/Association Information

Tax ID:	291104003039000013	Mgmt Co.:	Kirkpatrick
Semi Tax:	\$2,246.00	Mgmt Phone:	317-570-4358
Tax Year Due:	2022	Fee Paid:	Annually
Tax Exempt:	Homestead Tax Exemption, Mortgage Tax Exemption	Fee Amount:	\$700
Association:	Yes	Fee Includes:	Association Home Owners, Entrance Common, Insurance Common Area, Maintenance Common Area, Nature Area, Park Playground, Professional Management, Walking Trails
		HOA Disclosure:	Covenants & Restrictions

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	04/27/2023	Other Disclosures:	Sales Disclosure Supplements
Entered:		Possession:	At Closing, Negotiable
Temp Off Mkt Date:			
Withdrawn Date:			
Expiration Date:	10/20/2023		
Last Change Date:			
Buyer Agency Compensation:	2.5%		
Variable:	Yes		
List Office:	Coldwell Banker - Kaiser	List Office:	Coldwell Banker - Kaiser
List Agent:	Bradley Gough	List Office Phone:	(317) 844-1131
List Agent Phone:	(317) 590-3571	List Office BLC ID:	CBKA01
List Agent Email:	brad@btgough.com		
List Agent BLC ID:	20412		
Co-List Agent:	Sumer Sharp		
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 2 Type:	
Contact Num 1 Name:		Contact Num 2 Name:	
Contact Num 1 Phone:		Contact Num 2 Phone:	

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