



Active	5 Beds	3/1 Baths	4,058 SqFt	Built 2009
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Listing ID:	21967331	List Price:	\$525,000
Property Type:	Residential	Orig. List Price:	\$540,000
Subtype:	Single Family Residential	List Date:	03/19/2024
Transaction Type:	For Sale	DOM/CDOM:	29/29
Subdivision:	Chapel Woods	County:	Hamilton

Directions

From Greenfield Ave & Union Chapel Rd Roundabout, Go N on Union Chapel to Chapel Woods Blvd S to "T" go Left. Follow Around to Chapel Park Dr to Home on Left.

Public Remarks

LOWER YOUR INTEREST RATE: With an acceptable purchase price, sellers are offering to pay up to 3% of the purchase price towards all lender allowable buyer closing costs and/or points. This beautiful Custom Arts & Crafts inspired home was built by Bedrock Builders and is conveniently located close to HTC outdoor mall at Exit 210 at I-69, adjacent to Sagamore Golf Club and close to lots of shopping and entertainment. With a great lot, this former spec home overlooks a huge green space area within the neighborhood with a community pool, walking paths, playing and picnic areas. This home boasts nearly 4,000 SF of finished living space with two home office's (main & upper levels). The Primary Bedroom is huge and has a private sitting room attached that can be closed off using the barn door and used as an office, exercise room, nursery etc. Hardwood floors throughout most of main level. Huge finished basement includes a 5th bedroom and full bathroom, living area plumbed for a bar and lots of storage space as well. Large fully fenced yard & stamped patio. Many recent updates including Furnace, SS Appliances, Water Heater, Carpet, Interior Paint.

Private Remarks

These items do not convey but could be negotiable: Level+ Deadbolt Lock, Water Softener & Reverse Osmosis Water System, Mounted TV's and brackets, Washer and Dryer, Treadmill. Please note: Listing agent and home owner out of town from 03/19-03/26, so please allow ample time for offer responses and questions.

Listing Details

Area:	2914 - Hamilton - Noblesville				School Dist:	Noblesville Schools
Legal Desc:	Acreage .26, Section 9, Township 18, Range 5, Chapel Woods, Section 1B, Lot 60				Elementary School:	Promise Road Elementary
Section/Lot Number:	1B/60				Intermediate School:	
Beds:	5				Middle School:	Noblesville East Middle School
Baths:	3/1				High School:	Noblesville High School
# Rooms:	13				Main SqFt:	1,210
Levels:	2 Levels				Upper SqFt:	1,638
Rooms/Level	FB	HB	BD	RM	Total Main & Upper SqFt:	2,848
Upper	2	0	4	6	Below Grade Area SqFt:	1,210
Main	0	1	0	5	% Below Grade Finished:	100
M/U Ttl	2	1	4	11	Apprx Below Grade Finished SqFt:	1,210
Basement	1	0	1	2	Apprx Total Finished SqFt:	4,058
Total	3	1	5	13	Total SqFt:	4,058
					Garage SqFt:	484
					Building Area Source:	Assessor

Property Overview

Exterior:	Composition Siding Cement, Stone	Lot Info:	Sidewalks, Storm Sewer, Street Lights, Suburban, Trees Small
Exterior Features:	Pool House	Lot Size:	11,326
Horse Amenities:	None	Acres:	1/4-1/2 Acre
Arch Style:	Arts&Crafts/Craftsman	# of Acres:	0.26

Porch:	Covered Porch, Open Patio
Fence:	Yes / Fence Full Rear
Foundation:	Basement Poured Concrete
Basement:	Yes / 9 feet+Ceiling, Egress Windows, Finished, Plumbing Roughed In
Areas:	
Fireplace:	1
Fireplace Features:	Gas Log Fireplace, Living Room Fireplace
Laundry:	
Appliances:	Dishwasher, Garbage Disposal, Gas Water Heater, Microwave, Oven/Range-Gas, Refrigerator
Equipment:	Security Alarm Paid, Smoke Alarm, Sump Pump
Primary Bedroom:	Closet Walk in, Sitting Room
Primary Bathroom:	Shower Stall Full, Sinks Double, Suite, Tub Garden
Security Features:	
Property Attached:	No

Waterfront Features:	
Private Pool:	
Spa Features:	
Interior Features:	Attic Access, Breakfast Bar, Center Island, Fans Ceiling Paddle, Hardwood Floors, High Speed Internet Avail, Network Ready, Pantry, Programmable Thermostat, Windows Thermal, Windows Vinyl
Kitchen Features:	Kitchen Updated
Eating Area:	Breakfast Room, Formal Dining Room
Garage YN:	Yes
Garage Spaces:	2
Garage Parking Description:	
Garage Parking Other:	
Parking Features:	Attached, Driveway Concrete, Garage Door Opener, Side Load Garage
New Construction:	No

Rooms

Room	Dimensions	Level	Floors
Living Room	18x15	Main	Hardwood
Dining Room	12x12	Main	Hardwood
Kitchen	12x10	Main	Hardwood
Laundry Room	9x7	Upper	Tile-Ceramic
Primary Bedroom	18x15	Upper	Carpet
Bedroom 2nd	13x12	Upper	Carpet
Bedroom 3rd	13x12	Upper	Carpet
Bedroom 4th	12x10	Upper	Carpet
Bedroom 5th	12x11	Basement	Carpet
Sitting Room	12x9	Upper	Carpet
Breakfast Room	10x8	Main	Hardwood
Loft	15x15	Upper	Carpet
Family Room	24x16	Basement	Carpet
Den/Library	10x12	Main	Hardwood

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:	291109007050000013	Mgmt Co.:	Kirkpatrick
Semi Tax:	\$2,219.00	Mgmt Phone:	(317) 570-4358
Tax Year Due:	2023	Fee Includes:	Mandatory Fee
Tax Exempt:	Homestead Tax Exemption, Mortgage Tax Exemption	Fee Amount:	\$536
Low Maintenance Lifestyle Y/N:	No	Fee Paid:	Annually
Community Features:			

Association: Yes

Fee Includes: Clubhouse, Entrance Common, Insurance Common Area, Maintenance Common Area, Park Playground, Professional Management

HOA Disclosure: Covenants & Restrictions

Amenities: Clubhouse, Park, Picnic Area, Playground

Contact & Contract Information

List Type: Exclusive Right to Sell

Possible Financing: Conventional, FHA, Insured Conventional, VA

Listing Terms:

Inspection Warranties:

Listing Date: 03/19/2024

Disclosures:

Entered: 03/19/2024

Other Disclosures: Sales Disclosure Supplements

Temp Off Mkt Date:

Possession: Negotiable

Withdrawn Date:

Expiration Date: 09/19/2024

Last Change Date: 03/27/2024

Buyer Agency Compensation: 2.5%

Variable: Yes

List Office: Coldwell Banker - Kaiser

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List Agent: Bradley Gough

List Office Phone: (317) 844-1131

List Agent Phone: (317) 590-3571

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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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