



|        |           |              |               |               |
|--------|-----------|--------------|---------------|---------------|
| Active | 4<br>Beds | 3/0<br>Baths | 4,416<br>SqFt | Built<br>2021 |
|--------|-----------|--------------|---------------|---------------|

|                   |                           |                   |            |
|-------------------|---------------------------|-------------------|------------|
| Listing ID:       | 22012866                  | List Price:       | \$649,900  |
| Property Type:    | Residential               | Orig. List Price: | \$724,900  |
| Subtype:          | Single Family Residential | List Date:        | 01/15/2025 |
| Transaction Type: | For Sale                  | DOM/CDOM:         | 215/215    |
| Subdivision:      | Piper Glen                | County:           | Hamilton   |

Directions

GPS Friendly

Public Remarks

Open house coming on August 9th! This stunning, meticulously maintained 3-year-old ranch-style home offers the perfect blend of comfort, style, and functionality. The sought-after Everett floor plan boasts an open and inviting layout, featuring a spacious Family Room seamlessly flowing into the Morning Room and upgraded Kitchen. The kitchen is a chef's delight, showcasing granite countertops, GE Profile stainless steel appliances, and a premium GE Cafe Series refrigerator. Step outside to your private oasis-a covered back patio ideal for relaxing or entertaining. The versatile main-level third bedroom doubles as a perfect home office. The fully finished lower level is an entertainer's dream, complete with a fourth bedroom and full bathroom, making it ideal for guests or in-law quarters. It's also equipped with plumbing for a bar, surround sound speakers in the home theater area, and ample storage space. The owners have invested in numerous high-end upgrades, including extensive landscaping and hardscaping, a lush, sodded backyard with an irrigation system, and water purification systems featuring a water softener and reverse osmosis. Both garages have been extended for extra storage, with the third bay designed to accommodate even a large truck. This home truly has it all-luxury, convenience, and thoughtful enhancements throughout. Don't miss this exceptional opportunity! Seller providing a one year home warranty.

Private Remarks

This is a relocation sale, with Cartus Financial Corporation as the seller. Natco Title will close on Cartus' behalf. Please allow 48 hours for Cartus to sign verbally negotiated offers. The audit process takes up to 3 business days if all required documents are submitted. Once the audit is complete, Cartus will sign as the seller. The land behind this property is owned by the Diocese of Lafayette. Listing agent has spoken to the Doicese and they indicated they have no immediate plans for this land. This land has been farmed by the same two brothers for 10 years now.

Listing Details

|                                    |                                                                              |    |    |         |                                                   |  |
|------------------------------------|------------------------------------------------------------------------------|----|----|---------|---------------------------------------------------|--|
| Area: 2912 - Hamilton - Fall Creek |                                                                              |    |    |         | School Dist: Hamilton Southeastern Schools        |  |
| Legal Desc:                        | Acreage .30, Section 32, Township 18, Range 6, Piper Glen, Section 3, Lot 56 |    |    |         | Elementary School: Southeastern Elementary School |  |
| Section/Lot Number:                |                                                                              |    |    | /56     |                                                   |  |
| Beds:                              |                                                                              |    |    | 4       |                                                   |  |
| Baths:                             |                                                                              |    |    | 3/0     |                                                   |  |
| # Rooms:                           |                                                                              |    |    | 9       |                                                   |  |
| Levels:                            |                                                                              |    |    | 1 Level |                                                   |  |
| Rooms/Level                        | FB                                                                           | HB | BD | RM      |                                                   |  |
| Upper                              | 0                                                                            | 0  | 0  | 0       |                                                   |  |
| Main                               | 2                                                                            | 0  | 3  | 7       |                                                   |  |
| M/U Ttl                            | 2                                                                            | 0  | 3  | 7       |                                                   |  |
| Basement                           | 1                                                                            | 0  | 1  | 2       |                                                   |  |
| Total                              | 3                                                                            | 0  | 4  | 9       |                                                   |  |
|                                    |                                                                              |    |    |         | Total Main & Upper SqFt: 2,208                    |  |
|                                    |                                                                              |    |    |         | Below Grade Area SqFt: 2,208                      |  |
|                                    |                                                                              |    |    |         | % Below Grade Finished: 100                       |  |
|                                    |                                                                              |    |    |         | Apprx Below Grade Finished SqFt: 2,208            |  |
|                                    |                                                                              |    |    |         | Apprx Total Finished SqFt: 4,416                  |  |
|                                    |                                                                              |    |    |         | Total SqFt: 4,416                                 |  |
|                                    |                                                                              |    |    |         | Garage SqFt: 1520                                 |  |
|                                    |                                                                              |    |    |         | Building Area Source: Builder                     |  |

Property Overview

|                    |                             |           |                          |
|--------------------|-----------------------------|-----------|--------------------------|
| Exterior:          | Brick, Stone                | Lot Info: | Sidewalks, Street Lights |
| Exterior Features: | Sprinkler/Irrigation System | Lot Size: | 13,068                   |
| Horse Amenities:   | None                        | Acres:    | 1/4-1/2 Acre             |

|                     |                                                                                                                   |
|---------------------|-------------------------------------------------------------------------------------------------------------------|
| Arch Style:         | Ranch                                                                                                             |
| Porch:              | Covered Patio, Covered Porch                                                                                      |
| Fence:              | /                                                                                                                 |
| Foundation:         | Basement Poured Concrete                                                                                          |
| Basement:           | Yes / Finished, Full                                                                                              |
| Areas:              |                                                                                                                   |
| Fireplace:          | 1                                                                                                                 |
| Fireplace Features: | Family Room Fireplace, Gas Log Fireplace                                                                          |
| Laundry:            | Laundry Room Main Level                                                                                           |
| Appliances:         | Cook Top Gas, Dishwasher, Garbage Disposal, Gas Water Heater, Microwave, Oven Built In, Oven Double, Refrigerator |
| Equipment:          | Security System Owned, Smoke Alarm, Sump Pump w/Backup                                                            |
| Primary Bedroom:    | Closet Walk in                                                                                                    |
| Primary Bathroom:   | Sinks Double, Tub Full with Separate Shower                                                                       |
| Security Features:  |                                                                                                                   |
| Property Attached:  | No                                                                                                                |

### Rooms

| Room            | Dimensions | Level    | Floors      |
|-----------------|------------|----------|-------------|
| Family Room     | 19x19      | Main     | Vinyl Plank |
| Breakfast Room  | 12x11      | Main     | Vinyl Plank |
| Kitchen         | 20x11      | Main     | Vinyl Plank |
| Dining Room     | 11x15      | Main     | Vinyl Plank |
| Primary Bedroom | 14x16      | Main     | Carpet      |
| Bedroom 2nd     | 11x11      | Main     | Carpet      |
| Bedroom 3rd     | 11x12      | Main     | Carpet      |
| Bedroom 4th     | 18x13      | Basement | Carpet      |

### Utilities/Environmental

|                 |                                |
|-----------------|--------------------------------|
| Heating:        | Forced Air, Gas                |
| Cooling:        | Central Electric               |
| Fuel:           |                                |
| Utility Option: |                                |
| Utilities:      | Cable Available, Gas Connected |

### Tax/Association Information

|                                |                         |
|--------------------------------|-------------------------|
| Tax ID:                        | 291232003016000020      |
| Semi Tax:                      | \$3,362.00              |
| Tax Year Due:                  | 2023                    |
| Tax Exempt:                    | Homestead Tax Exemption |
| Low Maintenance Lifestyle Y/N: | No                      |
| Community Features:            |                         |
| Association:                   | Yes                     |

|                             |                                                                                                                                                                                          |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| # of Acres:                 | 0.30                                                                                                                                                                                     |
| Waterfront Features:        |                                                                                                                                                                                          |
| Private Pool:               |                                                                                                                                                                                          |
| Spa Features:               |                                                                                                                                                                                          |
| Interior Features:          | Ceiling Raised, Center Island, Fans Ceiling Paddle, High Speed Internet Avail, In-Law Quarters, Pantry, Screens Complete, Surround Sound, Walk In Closet, Windows Thermal, Windows Vinyl |
| Kitchen Features:           | Kitchen Updated                                                                                                                                                                          |
| Eating Area:                | Breakfast Room, Separate Room                                                                                                                                                            |
| Garage YN:                  | Yes                                                                                                                                                                                      |
| Garage Spaces:              | 3                                                                                                                                                                                        |
| Garage Parking Description: |                                                                                                                                                                                          |
| Garage Parking Other:       |                                                                                                                                                                                          |
| Parking Features:           | Attached                                                                                                                                                                                 |
| New Construction:           | No                                                                                                                                                                                       |

|                       |                                                                                               |
|-----------------------|-----------------------------------------------------------------------------------------------|
| Primary Water Source: | Municipal Water Connected                                                                     |
| Primary Sewage Disp:  | Municipal Sewer Connected                                                                     |
| Solid Waste:          | No                                                                                            |
| Green Certificate:    | No                                                                                            |
| Mgmt Co.:             | Sentry Management                                                                             |
| Mgmt Phone:           | (317) 251-9393                                                                                |
| Fee Includes:         | Mandatory Fee                                                                                 |
| Fee Amount:           | \$875                                                                                         |
| Fee Paid:             | Annually                                                                                      |
| Fee Includes:         | Clubhouse, Entrance Common, Maintenance Common Area, Park Playground, Professional Management |
| HOA Disclosure:       | Covenants & Restrictions                                                                      |
| Amenities:            | Clubhouse, Maintenance, Management, Park, Playground, Pool                                    |

### Contact & Contract Information

|                       |                              |                        |                          |
|-----------------------|------------------------------|------------------------|--------------------------|
| List Type:            | Exclusive Right to Sell      | Possible Financing:    |                          |
| Listing Terms:        |                              | Inspection Warranties: |                          |
| Listing Date:         | 01/15/2025                   | Disclosures:           |                          |
| Entered:              | 01/15/2025                   | Other Disclosures:     |                          |
| Temp Off Mkt Date:    | 06/09/2025                   | Possession:            | At Closing, Negotiable   |
| Withdrawn Date:       |                              |                        |                          |
| Expiration Date:      | 10/15/2025                   |                        |                          |
| Last Change Date:     | 08/06/2025                   |                        |                          |
| 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) 514-6661               |                        |                          |
| 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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Prepared By: Bradley Gough | Coldwell Banker - Kaiser | Cell: (317) 590-3571 | Email: brad@btgough.com | 08/26/2025 10:00 AM