



Active	4 Beds	2/1 Baths	3,688 SqFt	Built 1976
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Listing ID:	22025314	List Price:	\$599,900
Property Type:	Residential	Orig. List Price:	\$599,900
Subtype:	Single Family Residential	List Date:	05/03/2026
Transaction Type:	For Sale	DOM/CDOM:	1/1
Subdivision:	Brookshire North	County:	Hamilton

Directions

GPS Friendly

Public Remarks

Rare opportunity in one of Carmel's most desirable established neighborhoods - Brookshire North. Unlike many newer developments, Brookshire North is known for spacious homesites, mature trees, and unique homes - not cookie-cutter construction. This stately brick home sits on an exceptional .62-acre wooded lot backing to a peaceful creek, offering privacy and a natural setting that's increasingly hard to find in Carmel. The property combines space, character, and an unbeatable location close to shopping, dining, schools, and nearby walking and biking trails that connect to the Monon Trail. Inside, the home features 4 bedrooms, 2.5 baths, a basement, and a 3-car garage. Timeless details include original hardwood floors, plantation shutters, and custom built-ins. The updated kitchen includes granite countertops, tile flooring, double ovens, and newer LG appliances. A large family room with wood-burning fireplace and built-ins creates a warm gathering space, while the living room offers additional custom cabinetry. Step outside to a multi-level deck with pergola, perfect for entertaining or relaxing while overlooking the wooded backyard and creek. Major updates completed by the current owners include: * New Roof * New Water Heater * New Furnace & A/C * New LG Kitchen Appliances * Both Upstairs Bathrooms Fully Renovated * Basement Updated with New Paint & Carpet Brookshire North offers a voluntary HOA of just \$100 per year, adding to the appeal of this highly sought-after neighborhood. Homes with this much land, privacy, and location in Carmel rarely come available - don't miss your chance to make Brookshire North home.

Private Remarks

New Furnace, Heat Pump, UV, Humidifier, and Water Heater (Oct 2023) New Water Softener (Oct 2025). Preliminary Title work has been done by Meridian Title. Washer and Dryer are negotiable

Listing Details

Area:	2910 - Hamilton - Clay
Legal Desc:	Acreage .00, Section 29, Township 18, Range 4, Brookshire North, Section 1, Lot 32, Irregular Shape
Section/Lot Number:	1/32
Beds:	4
Baths:	2/1
# Rooms:	11
Levels:	2 Levels

School Dist:	Carmel Clay Schools
Elementary School:	
Intermediate School:	
Middle School:	
High School:	
Main SqFt:	1,336
Upper SqFt:	1,176
Total Main & Upper SqFt:	2,512
Below Grade Area SqFt:	1,176
% Below Grade Finished:	100
Apprx Below Grade Finished SqFt:	1,176
Apprx Total Finished SqFt:	3,688
Total SqFt:	3,688
Garage SqFt:	792
Building Area Source:	Assessor

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	0	0	1
Total	2	1	4	11

Property Overview

Exterior:	Aluminum, Brick
Exterior Features:	
Horse Amenities:	None

Lot Info:	Sidewalks, Trees Mature, Wooded
Lot Size:	27,007
Acres:	1/2-1 Acre

Arch Style:	Traditional American	# of Acres:	0.62
Porch:	Deck Main Level	Waterfront Features:	
Fence:	/	Private Pool:	
Foundation:	Basement Poured Concrete	Spa Features:	
Basement:	Yes / Finished Ceiling, Finished, Partial, Plumbing Roughed In	Interior Features:	Attic Pull Down Stairs, Built In Book Shelves, Hardwood Floors, Breakfast Bar, Fans Ceiling Paddle
Areas:	Living Room Formal	Kitchen Features:	Kitchen Updated
Fireplace:	1	Eating Area:	Breakfast Room
Fireplace Features:	Family Room Fireplace, Wood Burning Fireplace	Garage YN:	Yes
Laundry:	Laundry Room Main Level	Garage Spaces:	3
Appliances:	Cook Top Electric, Dishwasher, Garbage Disposal, Oven Double, Range Hood Fan, Refrigerator, Gas Water Heater, Humidifier, Water Softener Paid	Garage Parking Description:	
Equipment:	Smoke Alarm, Sump Pump	Garage Parking Other:	Floor Drain, Finished Garage, Service Door
Primary Bedroom:		Parking Features:	Attached
Primary Bathroom:	Tub Full with Shower		
Security Features:			
Property Attached:	No	New Construction:	No

Rooms

Room	Dimensions	Level	Floors
Primary Bedroom	15x13	Upper	Hardwood
Kitchen	11x11	Main	Tile-Ceramic
Breakfast Room	13x9	Main	Tile-Ceramic
Living Room	16x13	Main	Hardwood
Dining Room	13x12	Main	Hardwood
Family Room	26x13	Main	Hardwood
Laundry Room	10x8	Main	Tile-Ceramic
Bedroom 2nd	19x11	Upper	Hardwood
Bedroom 3rd	13x11	Upper	Hardwood
Bedroom 4th	12x12	Upper	Hardwood
Rec/Play Room	18x12	Basement	Carpet

Utilities/Environmental

Heating:	Forced Air, Heat Pump, Electric, 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		

Tax/Association Information

Tax ID:	291029404025000018	Mgmt Co.:	
Semi Tax:	\$2,809.00	Mgmt Phone:	
Tax Year Due:	2025	Fee Includes:	Voluntary Fee
Tax Exempt:	Homestead Tax Exemption	Fee Amount:	\$100
Low Maintenance Lifestyle Y/N:		Fee Paid:	Annually
Community Features:		Fee Includes:	
Association:	Yes	HOA Disclosure:	

Contact & Contract Information

List Type: Exclusive Right to Sell
Listing Terms:
Listing Date: 05/03/2026
Entered: 05/03/2026
Temp Off Mkt Date:
Withdrawn Date:
Expiration Date: 11/03/2026
Last Change Date: 05/03/2026
List Agent: Bradley Gough
List Agent Phone: (317) 590-3571
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 1 Name:
Contact Num 1 Phone:

Amenities:

Possible Financing:
Inspection Warranties:
Disclosures:
Other Disclosures:
Possession: At Closing
List Office: Coldwell Banker - Kaiser
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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