



<b>Draft</b>	<b>4 Beds</b>	<b>2/1 Baths</b>	<b>3,688 SqFt</b>	<b>Built 1976</b>
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Listing ID:	22025314	List Price:	\$599,900
Property Type:	Residential	Orig. List Price:	
Subtype:	Single Family Residential	List Date:	05/03/2026
Transaction Type:	For Sale	DOM/CDOM:	/
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, Water Heater (Oct 2023) New Water Softener (Oct 2025). Preliminary Title work has been done by Meridian Title.

**Listing Details**

Area:	2910 - Hamilton - Clay	School Dist:	Carmel Clay Schools			
Legal Desc:	Acreage .00, Section 29, Township 18, Range 4, Brookshire North, Section 1, Lot 32, Irregular Shape	Elementary School:				
Section/Lot Number:	1/32	Intermediate School:				
Beds:	4	Middle School:				
Baths:	2/1	High School:				
# Rooms:	11	Main SqFt:	1,336			
Levels:	2 Levels	Upper SqFt:	1,176			
Rooms/Level	FB	HB	BD	RM	Total Main & Upper SqFt:	2,512
Upper	2	0	4	4	Below Grade Area SqFt:	1,176
Main	0	1	0	6	% Below Grade Finished:	100
M/U Ttl	2	1	4	10	Apprx Below Grade Finished SqFt:	1,176
Basement	0	0	0	1	Apprx Total Finished SqFt:	3,688
Total	2	1	4	11	Total SqFt:	3,688
					Garage SqFt:	792
					Building Area Source:	Assessor

**Property Overview**

Exterior:	Aluminum, Brick	Lot Info:	Sidewalks, Trees Mature, Wooded
Exterior Features:		Lot Size:	27,007
Horse Amenities:	None	Acres:	1/2-1 Acre
Arch Style:	Traditional American	# of Acres:	0.62

Porch:	Deck Main Level
Fence:	/
Foundation:	Basement Poured Concrete
Basement:	Yes / Finished Ceiling, Finished, Partial, Plumbing Roughed In
Areas:	Living Room Formal
Fireplace:	1
Fireplace Features:	Family Room Fireplace, Wood Burning Fireplace
Laundry:	Laundry Room Main Level
Appliances:	Cook Top Electric, Dishwasher, Garbage Disposal, Oven Double, Range Hood Fan, Refrigerator, Gas Water Heater, Humidifier, Water Softener Paid
Equipment:	Smoke Alarm, Sump Pump
Primary Bedroom:	
Primary Bathroom:	Tub Full with Shower
Security Features:	
Property Attached:	No

Waterfront Features:	
Private Pool:	
Spa Features:	
Interior Features:	Attic Pull Down Stairs, Built In Book Shelves, Hardwood Floors, Breakfast Bar, Fans Ceiling Paddle
Kitchen Features:	Kitchen Updated
Eating Area:	Breakfast Room
Garage YN:	Yes
Garage Spaces:	3
Garage Parking Description:	
Garage Parking Other:	Floor Drain, Finished Garage, Service Door
Parking Features:	Attached
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:	2024	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:	
		Amenities:	

## **Contact & Contract Information**

List Type: **Exclusive Right to Sell**

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Listing Terms:

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Listing Date: **05/03/2026**

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Entered:

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Temp Off Mkt Date:

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Withdrawn Date:

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Expiration Date: **11/03/2026**

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Last Change Date: **03/06/2025**

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List Agent: **Bradley Gough**

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List Agent Phone: **(317) 590-3571**

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List Agent Email: **brad@btgough.com**

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List Agent BLC ID: **20412**

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Co-List Agent: **Sumer Sharp**

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Co-List Agent Phone: **(317) 514-6661**

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Co-List Agent Email: **yourhomeexpertteam@gmail.com**

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Co-List Agent BLC ID: **17140**

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Contact Num 1 Type:

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Contact Num 1 Name:

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Contact Num 1 Phone:

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Possible Financing:

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Inspection Warranties:

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Disclosures:

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Other Disclosures:

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Possession: **At Closing**

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List Office: **Coldwell Banker - Kaiser**

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List Office Phone: **(317) 844-1131**

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List Office BLC ID: **CBKA01**

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Contact Num 2 Type:

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Contact Num 2 Name:

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Contact Num 2 Phone:

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Prepared By: Bradley Gough | Coldwell Banker - Kaiser | Cell: (317) 590-3571 | Email: brad@btgough.com | 04/26/2026 06:13 AM