



Active	2 Beds	2/0 Baths	1,626 SqFt	Built 2024
Listing ID:	22083977	List Price:	\$459,900	
Property Type:	Residential	Orig. List Price:	\$459,900	
Subtype:	Single Family Residential	List Date:	05/12/2026	
Transaction Type:	For Sale	DOM/CDOM:	1/1	
Subdivision:	Kimblewick	County:	Hamilton	

Directions

GPS Friendly

Public Remarks

Step into a nearly new Westfield home designed for simple, stress-free living and everyday enjoyment. Built in 2024 and located just north of Carmel, this residence sits within a 55+ low-maintenance community and offers a peaceful setting with a natural tree-lined view behind the home. A bright sunroom and adjoining patio create the perfect spot to relax, with direct access to a nearby walking path for fresh air and exercise. The layout is open and welcoming, anchored by a spacious gathering room featuring a tray ceiling and plenty of room to host friends and family. The Great Room is Pre-Plumbed for a Fireplace. The kitchen was thoughtfully upgraded with tall 42-inch soft-close cabinets, quartz countertops, stainless steel appliances, a built-in oven and microwave, a gas cooktop with hood vent, and a large center island that makes cooking and conversation easy. Flooring includes luxury vinyl plank throughout the main living areas and comfortable carpet in the bedrooms. The garage adds valuable functionality with insulated, finished walls and a four-foot extension for additional storage or workspace. Exterior details include upgraded brick accents that enhance curb appeal. Community amenities are extensive and designed to support an active lifestyle, including indoor and outdoor pools, pickleball courts, a fitness center, dog parks, walking trails, and frequent social events. HOA dues also include internet and cable service. This home combines modern finishes, smart upgrades, and a vibrant neighborhood atmosphere for truly carefree living.

Private Remarks

Buyer is responsible for 1% resale fee payable at the time of closing. The bench in the entryway inside the garage door, the attached shelving in the garage, washer/dryer, TV/Mount in Great Room and all window shades/curtains convey with home.

Listing Details

Area:	2913 - Hamilton - Washington
Legal Desc:	Acreage .15, Section 17, Township 18, Range 3, Kimblewick By Del Webb, Section 5A, Lot 421, Irregular Shape
Section/Lot Number:	5A/421
Beds:	2
Baths:	2/0
# Rooms:	7
Levels:	1 Level

Rooms/Level	FB	HB	BD	RM
Upper	0	0	0	0
Main	2	0	2	7
M/U Ttl	2	0	2	7
Basement	0	0	0	0
Total	2	0	2	7

School Dist:	Westfield-Washington Schools
Elementary School:	
Intermediate School:	Westfield Intermediate School
Middle School:	Westfield Middle School
High School:	Westfield High School
Main SqFt:	1,626
Upper SqFt:	0
Total Main & Upper SqFt:	1,626
Below Grade Area SqFt:	
% Below Grade Finished:	
Apprx Below Grade Finished SqFt:	
Apprx Total Finished SqFt:	1,626
Total SqFt:	1,626
Garage SqFt:	475
Building Area Source:	Builder

Property Overview

Exterior:	Brick, Composition Siding Cement
Exterior Features:	Sprinkler/Irrigation System

Lot Info:	On Trail, Sidewalks, Trees Mature, Trees Small
Lot Size:	6,534

Horse Amenities:	None	Acres:	<1/4 Acre
Arch Style:	Ranch	# of Acres:	0.15
Porch:	Covered Porch, Open Patio	Waterfront Features:	
Fence:	/	Private Pool:	
Foundation:	Slab	Spa Features:	
Basement:	No /	Interior Bath Sinks Double Main, Breakfast Bar, Ceiling Tray, Center Island, Screens Complete, Walk In Closet, Wood Work Painted	
Areas:		Kitchen Features:	
Fireplace:	0	Eating Area:	Dining Combo/Great Room
Fireplace Features:		Garage YN:	Yes
Laundry:		Garage Spaces:	2
Appliances: Cook Top Electric, Dishwasher, Electric Water Heater, Garbage Disposal, Kitchen Exhaust, Microwave, Oven Built In, Refrigerator		Garage Parking Description:	
Equipment:		Garage Parking Other:	
Primary Bedroom:	Closet Walk in	Parking Features:	Attached
Primary Bathroom:	Shower Stall Full		
Security Features:			
Property Attached:	No	New Construction:	No
		Bldr/Prjct/Cont:	Pulte / Del Webb

Rooms

Room	Dimensions	Level	Floors
Great Room	18x20	Main	Vinyl Plank
Dining Room	10x12	Main	Vinyl Plank
Kitchen	10x12	Main	Vinyl Plank
Laundry Room	6x7	Main	Vinyl Plank
Primary Bedroom	13x12	Main	Carpet
Bedroom 2nd	10x12	Main	Carpet
Sun Room	12x10	Main	Vinyl Plank

Utilities/Environmental

Heating:	Forced Air, Gas	Primary Water Source:	Municipal Water Connected
Cooling:	Central Electric	Primary Sewage Disp:	Municipal Sewer Connected
Fuel:		Solid Waste:	Yes
Utility Option:		Green Certificate:	No
Utilities:			

Tax/Association Information

Tax ID:	290917007059000015	Mgmt Co.:	AAM
Semi Tax:	\$2,204.00	Mgmt Phone:	(800) 354-0257
Tax Year Due:	2025	Fee Includes:	Mandatory Fee
Tax Exempt:		Fee Amount:	\$318
Low Maintenance Lifestyle Y/N:	Yes	Fee Paid:	Monthly
Community Features:		Fee Includes:	Association Builder Controls, Clubhouse, Common Cable, Exercise, Lawncare, Maintenance All Ground, Pickleball Court, Snow Removal, Walking Trails
Association:	Yes	HOA Disclosure:	55+ Community, Covenants & Restrictions
		Amenities:	Clubhouse, Cable TV, Exercise Course, Fitness Center, Maintenance Grounds, Pickleball Court, Snow Removal, Trail(s)

Contact & Contract Information

List Type:	Exclusive Right to Sell
Listing Terms:	
Listing Date:	05/12/2026
Entered:	05/12/2026
Temp Off Mkt Date:	
Withdrawn Date:	
Expiration Date:	11/12/2026
Last Change Date:	05/12/2026
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:	

Possible Financing:	
Inspection Warranties:	
Disclosures:	
Other Disclosures:	
Possession:	At Closing, Negotiable
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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