



Active	3 Beds	3/0 Baths	2,795 SqFt	Built 2022
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Listing ID:	22105689	List Price:	\$435,000
Property Type:	Residential	Orig. List Price:	\$435,000
Subtype:	Condominium	List Date:	06/09/2026
Transaction Type:	For Sale	DOM/CDOM:	1/1
Subdivision:	Lancaster	County:	Hamilton

Directions

GPS Friendly

Public Remarks

Picturesque Setting! This beautiful low maintenance paired villa is perfectly situated on a large corner lot with peaceful 180 degree water views and tons of natural light throughout the home. The Provence Floor Plan with Gold Package boasts 2,795 sq. ft., the largest floor plan offered and includes extended living space in the sunroom addition in the back. The living space is well designed and features an open layout, tons of storage space and high ceilings. The main level includes a spacious living room with a cozy fireplace, a well-appointed kitchen centered around a large island and dining area built for entertaining, complete with stainless steel appliances and a gas range. The bright sun room area opens to a private patio-ideal for relaxing or hosting. A privacy wall between the paired villas has been purchased and is scheduled to be installed soon. The primary bedroom suite is large and includes a huge fully tiled shower and walk-in closet. The flexible upper level living space includes a 22x28 bonus room perfect for entertaining, home office, workout area, whatever your needs may be. The upper level also features a 3rd bedroom and full bath as well as an additional room that could be used as another bedroom. Cabinetry, shelving and insulation has been added to the two-car garage. The Lancaster community is highly sought-after, a true low-maintenance lifestyle with HOA-covered lawn care, snow removal, and exterior maintenance. Amenities include a clubhouse with a pool, pickleball courts, playground, and scenic walking paths-all just minutes from Grand Park, along with nearby shopping, dining, and top-rated schools.

Private Remarks

Owner is willing to sell some of the furniture in the condo if buyer has interest.

Listing Details

Area:	2913 - Hamilton - Washington
Legal Desc:	Acreage .13, Section 27, Township 19, Range 3, Lancaster, Section 5, Lot 224, Irregular Shape
Section/Lot Number:	/224
Beds:	3
Baths:	3/0
# Rooms:	9
Floor #:	1
Levels:	2 Levels
Unit Entry Lvl:	1

School Dist:	Westfield-Washington Schools
Elementary School:	
Intermediate School:	
Middle School:	
High School:	
Main SqFt:	1,750
Upper SqFt:	1,045
Total Main & Upper SqFt:	2,795
Below Grade Area SqFt:	
% Below Grade Finished:	
Apprx Below Grade Finished SqFt:	
Apprx Total Finished SqFt:	2,795
Total SqFt:	2,795
Garage SqFt:	380
Building Area Source:	Assessor

Rooms/Level	FB	HB	BD	RM
Upper	1	0	1	2
Main	2	0	2	7
M/U Ttl	3	0	3	9
Basement	0	0	0	0
Total	3	0	3	9

Property Overview

Exterior:	Brick, Vinyl With Brick
Exterior Features:	Clubhouse, Sprinkler/Irrigation System

Lot Info:	Sidewalks, Storm Sewer, Trees Small
Lot Size:	5,663

Horse Amenities:	None
Arch Style:	Traditional American
Porch:	Covered Porch, Open Patio
Fence:	No /
Foundation:	Slab
Basement:	No /
Areas:	Laundry in Unit
Fireplace:	1
Fireplace Features:	Gas Log Fireplace, Living Room Fireplace
Laundry:	
Appliances:	Dishwasher, Dryer, Garbage Disposal, Microwave, Oven/Range-Gas, Refrigerator, Washer
Equipment:	
Primary Bedroom:	Closet Walk in
Primary Bathroom:	Shower Stall Full, Sinks Double, Suite
Security Features:	
Property Attached:	Yes
Condo Type:	Vertical
Condo Description:	Building Private Entry, Ground Level
Lifestyle:	Other/See Remarks
Common Walls:	1 Common Wall

Acres:	<1/4 Acre
# of Acres:	0.13
Waterfront Features:	
Private Pool:	No
Spa Features:	
Interior Features:	Attic Access, Ceiling Raised, Center Island, Fans Ceiling Paddle, Hardwood Floors, High Speed Internet Avail, Pantry, Programmable Thermostat, Screens Complete, Walk In Closet, Windows Vinyl, Wood Work Painted
Kitchen Features:	Kitchen Updated
Eating Area:	Dining Combo/Kitchen
Garage YN:	Yes
Garage Spaces:	2
Garage Parking Description:	
Garage Parking Other:	
Parking Features:	Attached
New Construction:	No
Bldr/Prjct/Cont:	Pulte

Rooms

Room	Dimensions	Level	Floors
Living Room	14x19	Main	Vinyl Hardwood
Dining Room	14x15	Main	Vinyl Hardwood
Kitchen	10x14	Main	Vinyl Hardwood
Laundry Room	9x6	Main	Vinyl
Primary Bedroom	13x15	Main	Carpet
Bedroom 2nd	10x11	Main	Carpet
Bedroom 3rd	13x16	Upper	Carpet
Bonus Room	22x28	Upper	Carpet
Sun Room	15x10	Main	Vinyl 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:	Yes
Utility Option:		Green Certificate:	No
Utilities:	Electric, Gas Connected		

Tax/Association Information

Tax ID:	290527005034000015	Mgmt Co.:	Associated Asset Management
Semi Tax:	\$2,102.00	Mgmt Phone:	
Tax Year Due:	2025	Fee Includes:	Mandatory Fee
Tax Exempt:		Fee Amount:	\$281
Low Maintenance Lifestyle Y/N:	Yes	Fee Paid:	Monthly

Community Features: Clubhouse
Association: Yes

Fee Includes: Association Home Owners, Clubhouse, Insurance Common Area, Irrigation, Lawncare, Maintenance All Ground, Maintenance Building Exterior, Maintenance Common Area, Park Playground, Pickleball Court, Professional Management, Snow Removal, Walking Trails

HOA Disclosure: Covenants & Restrictions

Amenities: Clubhouse, Maintenance Grounds, Maintenance, Park, Playground, Pickleball Court, Trail(s), Insurance, Management, Snow Removal

Contact & Contract Information

List Type: Exclusive Right to Sell
Listing Terms:
Listing Date: 06/09/2026
Entered: 06/09/2026
Temp Off Mkt Date:
Withdrawn Date:
Expiration Date: 11/09/2026
Last Change Date: 06/09/2026
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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