



Residential/Condo

Media: 10

L#: 2740318 **RES** **Status:** Active **Area:** 3005 **LP:** ↓\$284,900
1137 N Springhurst BL **Lt:** 39.7983 **Ln:** -85.7898 **Map:** N-11 W-15
Town: Greenfield **Twp:** Center **Zip:** 46140 **School:** Greenfield-Central
Legal: The Meadow at Springhurst **Section:** 1 **Lot:** 6 **County:** Hancock
Tax ID: HAN013-10063-07 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$383
Subdiv: The Meadow at Springhurst **Tax Exempt:** None **Tax Year:** 2006
Builder/Project/Contractor: Steve Moore **Const.Stage:** Complete **Yr Built:** 2006 **Est.Comp.Date:** 4/07

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	15x14	M	C	N	Master:	17x16	M	C	N
Family Rm:					2nd:	13x12	M	C	N
Great Rm:	20x17	M	C	N	3rd:	13x11	M	C	N
Dining:	14x12	M	H	N	4th:				
Kitchen:	14x12	M	T	N					
Brkfst Rm:	13x12	M	T	N					
LaundryRm:	12x10	M	T	N					

Bd: 3
Rooms: 9
Floor#:
Unit Entry Level:
Levels: 1 Level
Baths: 3
Parking:

	SqFt	FB	HB
Upper:	0	Upper Bth:	0 0
Main:	2,400	Main Bth:	2 1
Basement:	900	Bsmt Bth:	0 0
Approx M/U:	2,400	Total:	2 1
Approx M/U & Basement:	3,300		
% Finished:	0-25%		
Source:	Builder		

Bas: Y/9ft+Ceil, Unfinished **Fireplace:** 1/GasStarter, GreatRoom
Foundation: BsmtPrCnc **Garage:** Y/2CarAttach, FinGarage,
Loc: GarDrOpenr, KeylessEnt, LoadSide,

Directions

From SR-9 North, follow McKenzie Road west through the traffic circle and just beyond the Forville Pike 4-way stop to the Meadows at Springhurst Addition on the left. Home is first on left.

Property Description

This gorgeous custom ranch w/bsmt features a large entry foyer; beautiful great room w/fireplace, hdwd flooring & vaulted ceiling; spacious kitchen w/stainless appliances & custom cabinets; sunny breakfast area; formal dining area w/raised ceiling; exceptional master bdrm w/tray ceiling; and master bath w/whirlpool tub, tile shower, his/her sinks, & a huge walk-in closet. Additional features include huge a 2.5 car finished garage and large exterior wood deck.

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

Description

Life Style: Detached **Arch Style:** Ranch
Master BR: DbI Sinks, FullShrStl, SplitBedRm, WalkInClos, WhirlpTub
App: CookTopEle, Dishwasher, GrbgDispsl, MicroHood, OvenBltln, OvenDouble, Refrigratr
Equip: MultPhnLin, NetworkRdy, SecAlrmPd, SmokeAlarm, SumpPump
Lot Info: Corner, RuralInSub, Sidewalks, StrtLights
Lot Size: 159x110 **Acres:** 1/4-1/2 Acre # of Acr: 0.38

Exterior: Brick, CompCement
Areas: FormalLvRm, FoyerLarge, GreatRoom, Jk&JilBath
Porch: PorchCovrd, WdDeckMain
Eating Area: BrkfstBar, BrkfstRoom, FormalDR, PntryWkIn
Interior Amen: CeilRaised, CeilTray, CeilVaultd, HrdwdFloor, WalkInClos, WdWkPaintd
Exterior Amen: DrvConcret

Condo Description:

Utilities

Heating: ForcedAir **Fuel:** Gas **Primary Water Src:** MunWtrConn
Cooling: CeilPadFan, CentrElec **Water Htr:** Gas **Primary Sewage Disp:** MunSwrConn
Utility Option: CableAvail, HighSpdAvl

Financial/Association Information

Possible Financing: **Ownership Interest:** MandFee **Fee Paid:** Annually **Fee Amount:** \$350
Fee Includes: AssocHmOwn, EntryComm, InsCommon, MainCommon

Office Information

IHMG01: Indy Home Marketing Group, LLC **OP:** 317-594-4200 **OF:** 317-849-9476 **Show:** 317-594-4200 **Fdbk:** 317-594-4200
LAg: 18018 : Edwin Gaston **Pref:** 317-594-4200 **PF:** 317-849-9476 **Cell:** 317-698-5960 **VM:**
Team Name: Edwin Gaston **Hm:** 317-698-5960 **Ext:** **Dir:** 317-594-4200 **Toll:** 866-810-1239
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Var:** N **Pager:**
Con1: **Poss:** AtClosing **LD:** 06/19/2007 **BAC:** 3.00
Con2: **Auction Lic#:** **XD:** 06/20/2008 **Entry Date:** 06/19/2007
Disc: AgentOwned, Covenants & Restrictions **WD:** **Chg Date:** 02/01/2008
Insp/Warr: WarrBuild **Direct Soliciting:** N

Pending/Sold Information