****NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY**** Schedule a Showing RESIDENTIAL Site-Built Home 2521 E Sailor Lane **LP** \$699,900 201622126 Active Bloomington IN 47401 SP **List Office RE/MAX Acclaimed Properties** Tracee Lutes List Agent List Agent - License ID RB14009563 BL30101780 Cell: 812-322-2650 **List Office ID** Phone tlutes@homefinder.org Phone/Fax Offc: 812-332-3001 E-mail Fax: 812-332-3015 Co-List Agent/Agency



Area Monroe County **Total Rooms** 11 Township Clear Creek **Bedrooms** 6 Zoning **Full Baths** 6 **Half Baths** Acres 6.2700 **Lot Dimensions Total Baths** 7 Irregular Year Built 2004 Possession closing **Fireplaces** Subdivision Pedigo Bay

Lake, Rural Subdivision, Gated Community

Ⅲ D M M
Unbranded Virtual Tour

NOTE: Due to school redistricting, schools identified with this listing may be subject to change. Please confirm School District with the school corporation.

School District Monroe County Elementary Lakeview Middle School Jackson Creek High School Bloomington South

 Legal Description
 Pedigo Bay Lot 6c

 Annual Tax
 \$5,173.00
 Assessment/Payment Year
 2016

 Tax Key
 53-11-35-200-008.000-006
 Exempt Type
 Homestead, Mortgage

Location

Sewer Private Well Type **Water Utility** Public Cable Ready Yes Gas Fuel Yes **Electric Fuel** No Above Grade Finished SqFt 5,689 Above Grade Unfin. SqFt Below Grade Finished SqFt 2,429 Below Grade Unfin. SqFt 495 **Total Finished SqFt** 8,118 **Total Below Grade SqFt** 2,924 **Total SqFt** 8,613 Upper Level SqFt (Finished) 2,765 **Square Footage Source** Public Records Main Level SqFt (Finished) 2,924

APPROXIMATE ROOM DIMENSIONS

74 TROMINATE ROOM SIMEROFRO					
	Length x Width	Level		Length x Width	Level
1st Bdrm	18 x 12	Upper	Breakfast Rm	13 x 12	Main
2nd Bdrm	32 x 17	Upper	Den	21 x 13	Main
3rd Bdrm	16 x 14	Upper	Dining Rm	33 x 26	Main
4th Bdrm	21 x 14	Upper	Family Rm	43 x 18	Main
5th Bdrm	13 x 13	Main	Loft	Х	
Living/Great Rm	20 x 19	Main	6th Bedroom	15 x 16	Basement
Kitchen	17 x 14	Main	Rec Rm	33 x 32	Basement
Laundry Rm	10 x 10	Upper	Study	15 x 16	Basement
			2nd Kitchen	13 x 14	Basement
Garage Y/N Yes	Garage/# of Cars	4.0	Garage 33 x 21 Garage	SqFt 693.00	Garage Type Attached

HOA Dues \$ \$1,320.00 Assoc. Dues Frequency Annually Other Fee Description

Other Fees \$ Other Fees Frequency

Common Amenities

AMENITIES

AMENITIES 1st Bdrm En Suite, Alarm System-Security, Attic Pull Down Stairs, Balcony, Breakfast Bar, Built-In Speaker System, Built-In Entertainment Ct, Cable Available, Cable Ready, Ceiling-9+, Ceiling-Tray, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Solid Surf, Crown Molding, Deck Covered, Disposal, Firepit, Foyer Entry, Garage Door Opener, Jet/Garden Tub, Generator Ready, Kitchen Island, Landscaped, Open Floor Plan, Patio Open, Pocket Doors, Porch Covered, Utility Sink, Wiring-Data, Wiring-Security System, Wiring-Smart Home, Alarm System-Sec. Cameras, Stand Up Shower, Tub and Separate Shower, Tub/Shower Combination, Main Level Bedroom Suite, Formal Dining Room, Great Room, Custom Cabinetry, Jack & Jill Bath

FLOORING Hardwood Floors, Carpet, Tile

Copyright 2016 Indiana Regional MLS, Inc 07/26/2017 11:41 AM

FEATURES

StyleTwo StoryArchitectural StyleTraditionalHeating/FuelGas, Forced AirExteriorBrick, Vinyl

 Cooling
 Central Air
 Basement/Foundation
 Partial Basement, Outside

Water Heater: Electric No Gas Water Solar No Tankless No

SALE INCLUDES Dishwasher, Microwave, Refrigerator, Cooktop-Gas, Kitchen Exhaust Hood, Oven-Built-In, Water Heater Gas

Utility Providers Energy Efficient Features

 Appliances
 No

 Doors
 No

 Electrical/Lighting
 No

 HVAC
 No

 Insulation
 No

 Roofing
 No

Thermostat/Controllers No
Thermal Storage/ETS No
Water Heater No
Windows No

Remarks A magnificent all brick home at the end of a quiet street in one of Bloomington's most beautiful neighborhoods. A circular drive, brick exterior, & complex architecture create enticing curb appeal. A 2-story foyer with rich Brazilian Cherry floors, columns dividing the foyer from the LR & DR, intricate woodwork & large window lead to an inviting LR with a curved wall of windows & sculpted ceiling. Similarly the DR opens to the LR, separated by gorgeous columns & Brazilian Cherry floors span the entirety of the main level with exception of the great room, kitchen & baths. An enormous study with exterior entrance is filled with floor to ceiling windows. This room & a main level BR both offer an attached en suite bath. The oversized great room offers a 2 story ceiling, a complete 2-story wall of windows, French doors to the outside, a built-in wall of book cases & FP. The kitchen & nook are open to the great room & they are finished with Amish built cabinetry, granite counter tops, new appliances & an island-breakfast bar. A butler's pantry separates the kitchen hall from the DR. The great room opens to a patio that spans nearly the entire back of the home with a built-in firepit & the kitchen -nook open out to a covered back porch. A Brazilian cherry staircase leads to the 2nd floor & a huge landing that overlooks the foyer/DR & LR below & then a wide hallway is open to the great room below. A very large master suite offers a more than spacious bedroom, bath & walk-in closet & it opens to a covered porch. The master bath is finished with Amish made cherry cabinetry & woodwork, very wide his & her sink-vanities with granite counters, a large tub, tile floors & a double tile shower you will not want to step out of. Upstairs also offers an add'l bedroom with private en suite bath & 2 add'l bedrooms that share a Jack & Jill bath. The bedrooms are very large & the baths are luxurious. The Bsmt offers 9' ceilings, roughed in kitchen with tile floors, a recreation area, entertainment room (roughed in with plumbi

Directions to Property Take 37 South to Harrodsburg/Lake Monroe exit, go toward Lake Monroe and follow road to cross the dam, turn right on Valley Mission Rd, Left into Pedigo Bay, Right on Sailor Lane, house is at end of the cul-de-sac.

AGENT / BROKER INFO

Occupancy Comments Owner Occupied

Owner RE License Y/N No

Documents Available

Plat Map, Sellers Disclosure

REO Y/N No Short Sale Y/N No Special Listing Cond. None

Sched. Shwng by Email Y/N Email Address Lockbox Type Electronic Supra

Showing Instructions CSS 866-955-5566

Agent Remarks Seller will provide an allowance for furnishing or décor.

BBC: 2% List Agent: Tracee Lutes Variable Rate No

Listing Date 5/15/2016 Original List Agent: Tracee Lutes IDX Include Y

Expiration Date 11/1/2017 **DOM** / 430 / 430

Pending Date Total Concessions Paid: Selling Agent:

Closing Date Original Selling Agent:

Co-Selling Agent Existing Financing

Co-Selling Office Proposed Financing Cash, Conventional, VA

Sold/Concession Remarks

Original Price \$899,900 Listing Price \$699,900 Office Code

Copyright 2016 Indiana Regional MLS, Inc 07/26/2017 11:41 AM