****NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY**** Schedule a Showing LOTS AND LAND Residential Land **LP** \$249,000 4641 S Hawks Way 201546507 **Active** Bloomington IN 47401 SP **List Office RE/MAX Acclaimed Properties** Tracee Lutes RB14009563 List Agent List Agent ID List Office ID BL30101780 **Phone** Cell: 812-322-2650 List Agent # BL3830101780124 E-mail Phone/Fax Offc: 812-332-3001 tlutes@homefinder.org Fax: 812-332-3015 Co-List Agent/Agency Area Monroe County **Road Surface Asphalt Township** Perry Road Frontage County Zoning Other Buildings No Grid Fencing Acres 4.3800 Platted Dvlpmnt Yes Lot Dimensions irregular Woods No Possession At Closing **Pasture Acres** Subdivision Sterling Woods Timber Acres D H **Tillable Acres Wooded Acres 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 School District Monroe County **Elementary** Rogers/Binford Middle School Jackson Creek High School Bloomington South **Legal Description** Sterling Woods Lot 46A-2 **Annual Tax** \$2,690.04 Assessment/Payment Year 2015 payable 2016 Tax Key 53-08-23-401-054.000-008 Improvements Storm Sewers, Street Lights **Exempt Type** No Exemptions **Parcel Descripton** Cul-De-Sac, Level, Partially Wooded, Planned Unit Development, 3-5.9999, Cable Available Sewer City **Fuel Type** Electric, Gas Electricity Type Available Water Utility City Mobile Hme/Manfct Allowed No

HOA Dues \$ \$1,195.00 Assoc. Dues Frequency Annually Other Fee Description

Other Fees \$ Other Fees Frequency

AMENITIES

Location Subdivision, Suburb **Land Features**

Type Use Residential Miscellaneous

Lake Type Parking Off Street

Water Features None

Remarks A beautiful lot on a beautiful cul-de-sac in a beautiful neighborhood! This 4.38 Acre lot sits away from the neighborhood flow with nothing behind it but woods and a backyard neighbor of woods and water with no chance of any homes behind it. Just minutes from the College Mall, East Side shopping, schools and 15 minutes max to downtown Bloomington or to IU.

FEATURES

Directions to Property South on Snoddy Rd take a left on Sare Rd. and a right into Sterling Woods. Take a left on Hawks way.

Utility Providers

CABLE COMPANY Comcast, DirectTV, AT&T
ELECTRIC COMPANY Duke Energy Indiana
GAS COMPANY Vectren Energy
WATER COMPANY Bloomington City Utility

AGENT / BROKER INFO

Owner RE License Y/N No

Documents Available Plat Map, Aerial Photo, Association By-Laws

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

Sched. Shwng by Email Y/N Email Address

Showing Instructions Go and show.

Agent Remarks

Listing Date 10/1/2015 BBC: 3% IDX Include Y
Expiration Date 10/31/2017 List Agent Tracee Lutes Selling Agent

Pending Date Original List Agent: Tracee Lutes Original Selling Agent:

DOM / CDOM 411 / 411 Existing Financing
Total Concessions Paid Proposed Financing

Closing Date Total Concessions Paid
Co-Selling Agent

Co-Selling Agent Agent Code
Co-Selling Office Office Code

Sold/Concession Remarks

Original Price \$259,000 Listing Price \$249,000