| | | | | NOT FO | R PUBLIC D | ISTRIBUTION: MEM | BERS ONLY*** | | K Sche | edule a Showing |
|--|---|--|---|--|--|---|---|--|-------------------------------|-----------------|
| RESIDENTIAL Site-Built Home 201730541 Active | | | | | 6630 E State Road 46 Bloomington IN 47401 | | | | LP \$925,000 SP | |
| ist Office | RE/MAX Acclaimed Properties BL30101780 | | | | ist Agent | Tracee Lutes Cell: 812-322-2650 | | List Age | ent - License ID | RB14009563 |
| hone/Fax | Offc: 812-33 | 2-3001 | | E | E-mail | tlutes@homefinder. | org | | | |
| | Fax: 812-332 | 2-3015 | | C | Co-List Ager | nt/Agency | | | | |
| | | | | Area | | Monroe County | | | Total Room | s 13 |
| | | | | Towns | ship | Salt Creek | | | Bedrooms | 4 |
| | | | | Zonin | g | | | | Full Baths | 3 |
| | | | | Acres | | 12.3900 | | | Half Baths | 1 |
| | | | | Lot Di | imensions | irregular | | | Total Baths | 4 |
| | | | | Posse | ession | At Closing | | | Year Built | 1950 |
| | | | | Subdi | vision | · · | | | Fireplaces | 4 |
| | | | | Locati | ion | | | | H | D M 📾 🕕 |
| | | | | | | | | | Unbranded | Virtual Tour |
| NOTE: Due to | | 4: | -11-:-14 | £:! | -t' b - | | O-b | I Di-t-i-t | | |
| School District | | - | choois identi Elemen | | | subject to change. Pl | | IOOI DISTRICT W | High School | |
| Legal Descript | tion Pt. V | V 1/2 NE | | 1.85A+/-) Pt. S | | E (.54 A+/-) | | | | |
| Annual Tax | \$12,138.00 | | | <u> </u> | | Assessment/ | Payment Year | 2016 | | |
| Tax Key | 53-07-05-100 | -023.00 | 0-014 | | | Exempt Type | | | | |
| Sewer | Septic | | | Well Typ | ре | | W | ater Utility | City | |
| Cable Ready | No | | | Gas Fue | el Yes | | Е | lectric Fuel | No | |
| Above Grade I | Finished SqFt | 6 | 6,743 | | | Above Grade | Unfin. SqFt | 0 | | |
| Below Grade F | Finished SqFt | 1 | 1,448 | | | Below Grade | Unfin. SqFt | 452 | | |
| Total Finished | l SqFt | 8 | 8,191 | | | Total Below (| Grade SqFt | 1,900 | | |
| Total SqFt | | 8 | 8,643 | | | Upper Level | SqFt (Finished) | 1,681 | | |
| | ge Source | | | | | Main Level S | qFt (Finished) | 5,062 | | |
| Square Footag | • | | | | | | | | | |
| Square Footag | | | | | APPROXII | MATE ROOM DIMENS | SIONS | | | |
| | | ength x | | Level | APPROXII | | Leng | th x Width | Level | |
| 1st Bdrm | | 20 x | 15 | Upper | APPROXII | Breakfast Rm | Leng | x 15 | Level Main | |
| 1st Bdrm 2nd Bdrm | | 20 x 17 x | 15 14 | Upper Upper | APPROXII | Breakfast Rm Den | Leng 1 15 | x 15 x | Main | |
| 1st Bdrm 2nd Bdrm 3rd Bdrm | | 20 x 17 x 19 x | 15 14 11 | Upper Upper Upper | APPROXII | Breakfast Rm Den Dining Rm | Leng 1 15 | x 15 x x 15 | Main Main | |
| 1st Bdrm 2nd Bdrm 3rd Bdrm 4th Bdrm | | 20 x 17 x 19 x 14 x | 15 14 11 10 | Upper Upper Upper Upper | APPROXII | Breakfast Rm Den Dining Rm Family Rm | Leng 1 15 | x 15xx 15x 27 | Main | |
| 1st Bdrm 2nd Bdrm 3rd Bdrm 4th Bdrm 5th Bdrm | L | 20 x 17 x 19 x 14 x 28 x | 15 14 11 10 18 | Upper Upper Upper Upper Main | APPROXII | Breakfast Rm Den Dining Rm | Leng 1 15 | x 15 x x 15 x 27 x | Main Main | |
| 1st Bdrm 2nd Bdrm 3rd Bdrm 4th Bdrm 5th Bdrm Living/Great | L | 20 x 17 x 19 x 14 x 28 x 17 x | 15 14 11 10 18 16 | Upper Upper Upper Upper Main Main | APPROXII | Breakfast Rm Den Dining Rm Family Rm Loft | Leng 1 15 | x 15 x x 15 x 27 x x | Main Main | |
| 1st Bdrm 2nd Bdrm 3rd Bdrm 4th Bdrm 5th Bdrm Living/Great Kitchen | Lo t Rm | 20 x 17 x 19 x 14 x 28 x 17 x 17 x | 15 14 11 10 18 16 | Upper Upper Upper Upper Main Main | APPROXII | Breakfast Rm Den Dining Rm Family Rm Loft | Leng 1 15 36 36 | x 15 x x 15 x 27 x x | Main Main Lower | |
| 1st Bdrm 2nd Bdrm 3rd Bdrm 4th Bdrm 5th Bdrm Living/Great | Lo t Rm | 20 x 17 x 19 x 14 x 28 x 17 x | 15 14 11 10 18 16 | Upper Upper Upper Upper Main Main | APPROXII | Breakfast Rm Den Dining Rm Family Rm Loft | Leng 1 15 36 36 | x 15 x x 15 x 27 x x | Main Main | |
| 1st Bdrm 2nd Bdrm 3rd Bdrm 4th Bdrm 5th Bdrm Living/Great Kitchen Laundry Rm | Lo t Rm | 20 x 17 x 19 x 14 x 28 x 17 x 17 x 11 x | 15 14 11 10 18 16 16 | Upper Upper Upper Upper Main Main Main | | Breakfast Rm Den Dining Rm Family Rm Loft Rec Rm Spa Area Music Room | Leng 1 15 36 36 25 14 | x 15 x x 15 x 27 x x x x x x 20 x 14 | Main Lower Lower Main | Attached |
| 2nd Bdrm 3rd Bdrm 4th Bdrm 5th Bdrm Living/Great Kitchen Laundry Rm | t Rm | 20 x 17 x 19 x 14 x 28 x 17 x 17 x 11 x | 15 14 11 10 18 16 16 9 | Upper Upper Upper Upper Main Main Main | Garage | Breakfast Rm Den Dining Rm Family Rm Loft Rec Rm Spa Area Music Room | Leng 1 15 36 36 25 14 Garage SqFt | x 15 x x 15 x 27 x x x x x x 20 | Main Main Lower | Attached |
| 1st Bdrm 2nd Bdrm 3rd Bdrm 4th Bdrm 5th Bdrm Living/Great Kitchen Laundry Rm Garage Y/N HOA Dues \$ | Lo t Rm | 20 x 17 x 19 x 14 x 28 x 17 x 17 x 11 x | 15 14 11 10 18 16 16 9 | Upper Upper Upper Main Main Main Main Frequency | | Breakfast Rm Den Dining Rm Family Rm Loft Rec Rm Spa Area Music Room | Leng 1 15 36 36 25 14 | x 15 x x 15 x 27 x x x x x x 20 x 14 | Main Lower Lower Main | Attached |
| 1st Bdrm 2nd Bdrm 3rd Bdrm 4th Bdrm 5th Bdrm Living/Great Kitchen Laundry Rm | t Rm Yes \$0.00 | 20 x 17 x 19 x 14 x 28 x 17 x 17 x 11 x | 15 14 11 10 18 16 16 9 | Upper Upper Upper Main Main Main Main Frequency | Garage | Breakfast Rm Den Dining Rm Family Rm Loft Rec Rm Spa Area Music Room | Leng 1 15 36 36 25 14 Garage SqFt | x 15 x x 15 x 27 x x x x x x 20 x 14 | Main Lower Lower Main | Attached |

AMENITIES Adj to State/Natnl Forest, Main Level Bedroom Suite

FEATURES Style Two Story **Architectural Style** Other Heating/Fuel Gas, Forced Air Wood, Other **Exterior** Cooling Central Air Basement/Foundation Crawl, Slab, Walk-Out Water Heater: Electric Yes Gas Solar No Tankless No

SALE INCLUDES Dishwasher, Refrigerator, Washer, Cooktop-Electric, Dryer-Electric, Pool Equipment, Range-Gas, Trash Compactor, Water Heater

Electric, Gazebo

Utility Providers Energy Efficient Features

Appliances Doors No Electrical/Lighting No **HVAC** No Insulation No Roofing No Thermostat/Controllers No Thermal Storage/ETS Water Heater No Windows No

Remarks So much to say about this wooded property with a private lake, regulation height basketball goal, in ground pool, and tennis courts! Only two and a half miles from College Mall and the new Whole Foods and just minutes to Indiana University. Offering a main house, studio-guest house and studio apartment plus multiple garages situated on nearly 13 acres, you will have a hard time deciding your favorite features. The main house features a contemporary design that beautifully interplays indoors and out while blending creatively with an Arts & Crafts style. Adding to the magic is an outdoor infrastructure of aggregate pathways leading to all of the recreational spaces including the shelter house, gazebo, picnic areas, enclosed lakeside summer house in the trees, private lake, fishing docks, sun decks and they even include a few bridges and rest benches along the way. This home once belonged to one of America's favorite rockers so creativity and positive energy flow freely. It's truly a great place to create, play, relax, live, retreat and simply be. Contact the listing agent for a full marketing package on this home.

Directions to Property From the East side of Bloomington on State Road 46 go east until you see Bender Road on your right. The home will be the next blacktop driveway on your right.

AGENT / BROKER INFO

Occupancy Comments
Owner RE License Y/N No
Documents Available

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 Appointment only with Listing Agent, Tracee Lutes, 812-322-2650.

Agent Remarks

BBC: 2.5% List Agent: Tracee Lutes Variable Rate No

Listing Date 7/5/2017 Original List Agent: Tracee Lutes IDX Include Y

Expiration Date 1/5/2018 **DOM** / 21 / 370

Pending Date Total Concessions Paid:

Closing Date Original Selling Agent:

Co-Selling Agent Existing Financing

Co-Selling Office Proposed Financing

Sold/Concession Remarks

Original Price \$925,000 Listing Price \$925,000 Office Code

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Selling Agent: