

**3654 Idlewind Drive, Westfield, IN 46074**

Prop Sub/Trans: **Single Fam/Sale**  
 School Dist: **Westfield-Washington**  
 Subdivision: **THE LAKES AT SHADY NOOK**  
 Legal Desc: **ACREAGE .37, SECTION 32,**  
 Bldr/Prjct/Cont: **Estridge**

Media: **3**  
 Area: **2913 - Hamilton - Washington**  
 Virtual Tour:  
 Interactive VT:  
 New Const: **Yes**

Status: **Active**  
 BLC#: **21586043**  
 IDOM/CDOM: **0/0**  
 Stage: **Framed**

List/MoRnt \$: **\$479,900**  
 Year Built: **2018**  
 Section/Lot: **1B/31**  
 Est.Comp. Date: **10/18**

Tax ID: **290632025031000015**  
 Semi Tax: **\$34**

MultiTax ID:  
 Tax Year Due: **2017**

Solid Waste: **No**  
 Tax Exempt: **None**



	Sqft
Upper:	1,655
Main:	1,391
Apprx M/U Ttl:	3,046
Basement:	1,256
Apprx M/U & Bsmt:	4,302
% Fin Bsmt:	50-75%
Source:	Builder

	FB	HB	BD	RM
Upper:	3	0	4	5
Main:	0	1	0	4
M/U Ttl:	3	1	4	9
Bsmt:	1	0	1	3
Total:	4	1	5	12

Beds: **5**  
 Baths: **4/1**  
 # Rooms: **12**  
 Floor #: **2 Levels**  
 Unit Entry Lvl:

Garage: **Yes, 3CarAttach, GarDrOpen**  
 Parking: **3** Fireplace: **1, GasLog, GreatRoom**  
 Basement: **Yes, 9ft+Ceil, Finished, EgressWin**  
 Foundation: **BsmtPrCnc**  
 Web Link: <http://www.3654idlewinddrive.com>  
 Web Link2: <http://www.wesellindyteam.com>

Recent: **08/03/2018 : NEW**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
MasterBedroom	16x17	Upper	Carpeting	No	Bedroom2nd	13x11	Upper	Carpeting	No
Bedroom 3rd	11x12	Upper	Carpeting	No	Bedroom4th	15x12	Upper	Carpeting	No
Bedroom5th	12x11	Basement	Carpeting	No	BonusRoom	27x16	Basement	Carpeting	No
DiningRoom	18x17	Main	Laminated/HW	No	GreatRoom	16x15	Main	Laminated/HW	No
HomeTheatr	18x16	Basement	Carpeting	No	Kitchen	11x14	Main	Laminated/HW	No
LaundryRm	7x12	Upper	VinylHardwood	No	Office	10x12	Main	Laminated/HW	No

Directions

State Rd 32 or Westfield Road East of Westfield to Grassy Branch Road, go North to entrance of Shady Nook, at T turn right on Shady Lake Drive, then take first left then first right on Idlewind Drive to home

Property Description

Why start from scratch when you could own this beautiful 5BR/4.5BA pond view home in sought after Shady Nook. The new floor plan features a well thought out main lvl with a priv study, gourmet kit featuring a lrg island, dbl ovens, gas cooktop, tech cntr & walk in pantry & opens to the harvest rm & gorgeous 2-story GR w/coffered ceiling. This is what todays living is about with this functional, open floor plan. No detail has been missed, beautiful finishes throughout the home, granite, quartz, covered lanai, mudrm with boot bench & more. The master suite features 2 WIC's, one with access to the laundry & lux bth w/super shwr. There is a guest ste w/priv bth & 2 addtl BR's with jack n'jill bth. Fnshd bsmt w/FR, media rm, 5th BR & bth.

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

Estridge Homes pays portion of allowable closing costs with Approved Lenders. Contact on-site sales team for details Paperwork must be on Estridge docs. Amenities center coming Summer 2018 by Langston Development

Description

Condo Type: **Detached**  
 Property Attached? **Detached**  
 Lifestyle:  
 Exterior: **Brick, CompSidCmt**  
 Master Bedroom: **ClosWalkin, ShrStlFull, Suite**  
 Appliances: **CookTopGas, Dishwasher, GrbgDispl, MicroHood, OvenDouble**  
 Equipment: **SmokeAlarm, SmpPmp w/ Bac**  
 Lot Info: **Pond, Sidewalks, StrtLights**  
 Lot Size: **16,117** Acres: **.25-.49 Acre**  
 Condo Descrip:  
 Common Walls:  
 Arch Style:  
 Porch: **TradAmer**  
 Areas: **PorchCovrd**  
 Eating Area: **BathJk&Jil, GrtRm2Story, LndryRmUp**  
 Interior Amen: **CntrIsland, DinComb/GR, PntryWkIn**  
 Exterior Amen: **WkInClos, ScrsComp, WinTherm, WdWkPaintd**  
 # of Acres: **DrvConcret**  
**0.37**

Utilities/Environmental

Heating: **ForcedAir**  
 Cooling: **CentrElec**  
 Water Heater: **Electric**  
 Utility Option: **GasConn**  
 Fuel: **Gas**  
 Primary Wtr Source: **MunWtrConn**  
 Primary Sewage Disp: **MunSwrConn**  
 Green Certificate: **No**

Financial/Association Information

Possible Financing: **Conventnl, ICON, VA** Fee Paid: **Annually** Fee Amnt: **\$600**  
 Ownership Int: **PUD**  
 Fee Includes: **Clubhouse, InsCommon, MainCommon, PrkPlygrnd, Pool**  
 Mgmt Co.: **Community Management Services** Mgmt Phone: **317-631-2213** More than 1 Assoc: **No**

Contract/Office Information

List Type: **Exclusive Right to Sell** BAC: **3.0 %** Var: **No** Insp/Warr: **WarrBldr** LD: **08/03/2018**  
 Circumstances of Sale: **None** Disc: **Not Applicable** Disc Oth: **Covnts&Restrct, SalesrDiscNR** Ent D: **08/03/2018**  
 Show: **Yes** FHA Cert: **Yes** Show Dt: **08/03/2018** Poss: **AtClosing** Dir Solicit: **No** A/C Dt:  
 LOfc: **EXPL01: eXp Realty, LLC** OP: **812-734-6048 X:** OF: Dir: **02/03/2019**  
 LAgt: **15467: Kimberly S. Carpenter** Pref: **317-509-4000** Cell: **317-509-4000** Hm: **317-509-4000** TOM Dt:  
 VM: PF: Toll: Show: **317-955-5555** WD:  
 Team: Fdbk: **317-509-4000** Fdbk: **sold@kimsellsindy.com** Chg Dt: **08/03/2018**  
 Circumstances re: Sale: -

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, August 03, 2018 05:24 PM