



**4182 KATTMAN Court, Carmel, IN 46074**

Prop Sub/Trans: **Single Fam/Sale** Media: **48** Status: **Active** BLC#: **21660502** List/MoRnt \$: **\$595,000**  
 School Dist: **Carmel Clay Schools** Area: **2910 - Hamilton - Clay** DOM/CDOM: **0/0** Year Built: **2012**  
 Subdivision: **LONGRIDGE ESTATES** Virtual Tour: <https://www.tourfactory.com/2636722> Section/Lot: **/108**  
 Legal Desc: **ACREAGE .34, SECTION 19,** Interactive VT: <https://my.matterport.com/show/?m=quPZJ9dSfit> Stage: Est.Comp. Date:  
 Bldr/Prjct/Cont: **Pulte Homes** New Const: **No**



Tax ID: **290919002046000018** MultiTax ID: Solid Waste: **Yes**  
 Semi Tax: **\$2,674** Tax Year Due: **2018** Tax Exempt: **HomesteadTaxExemption, MortgageTaxExemption**

	Sqft
Upper:	<b>1,781</b>
Main:	<b>1,942</b>
Apprx M/U Ttl:	<b>3,723</b>
Basement:	<b>1,942</b>
Apprx M/U & Bsmnt:	<b>5,665</b>
% Fin Bsmnt:	<b>75+%</b>
Garage:	<b>666</b>
Source:	<b>Appraisal</b>

	FB	HB	BD	RM
Upper:	<b>3</b>	<b>0</b>	<b>4</b>	<b>5</b>
Main:	<b>0</b>	<b>1</b>	<b>0</b>	<b>5</b>
M/U Ttl:	<b>3</b>	<b>1</b>	<b>4</b>	<b>10</b>
Bsmnt:	<b>1</b>	<b>0</b>	<b>1</b>	<b>2</b>
Total:	<b>4</b>	<b>1</b>	<b>5</b>	<b>12</b>

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

Garage: **Yes, Attached, GarageDoorOpener, StorageArea**  
 Garage Spaces: **3** Fireplace: **1, GreatRoom**  
 Basement: **Yes, 9 ft+Ceiling, Finished, Plumbing Roughed In, Egress Windows**  
 Foundation: **BasementConcretePoured**  
 Web Link: <http://www.4182kattmancourt.com/>  
 Web Link2: <https://www.chicagotitleindy.com/Files/CCRs/Long%20Ridge%20Estates.pdf>

Recent: **08/09/2019 : NEW**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	14x15	Upper	Carpeting	No	Bedroom 2nd	11x13	Upper	Carpeting	No
Bedroom 3rd	12x14	Upper	Carpeting	No	Bedroom 4th	12x12	Upper	Carpeting	No
Bedroom 5th	12x12	Basement	Carpeting	No	Breakfast Room	16x11	Main	Hardwood	No
Dining Room	13x14	Main	Hardwood	No	Great Room	17x17	Main	Carpeting	No
Kitchen	16x11	Main	Hardwood	No	Sitting Room	13x10	Upper	Carpeting	No
Sun Room	16x9	Main	Hardwood	No					

Directions

Meridian St/US31 to Main St. Head west on Main St to Spring Mill Rd. Turn R to head North on Spring Mill Rd. Turn L to head west on 141st St. L on Wilmuth Dr into neighborhood. L on Kattman Court to home.

Property Description

Looking for a move-in ready family home in West Carmel? This 5BR/4.5BA home in Longridge Estates has everything you're looking for. Main lvl features den, dining rm, kitchen open to sunroom w/ exit to a large deck overlooking the backyard, workstation, laundry rm w/ storage lockers, half BA for guests, living room with soaring ceilings open to above hardwood flrs throughout most of the main lvl. Head upstairs to find 2 BRs with jack-&-jill BA, another large BR with its own BA & an impressive master suite. Master features a sitting rm, tray ceiling, WIC and a beautiful master BA. Full finished basement offers another BR and BA that is perfect for guests lots of room for entertaining. Backyard overlooks a common area. Come take a look today!

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

Please direct all offers and questions to co-agent, Josh Carpenter at 317-402-9111 or josh@wesellindyteam.com. Plumbing for wet bar is roughed in on basement wall.

Description

Condo Type:	Condo Descrip:
Property Attached YN: <b>Detached</b>	Common Walls:
Lifestyle:	Arch Style: <b>TraditonalAmerican</b>
Exterior: <b>Brick, CompositionSidingCement</b>	Porch: <b>DeckMain, PorchCovered</b>
Master Bedroom: <b>ClosetWalkin, SinksDouble, SittingRoom, TubFull/SepShower, TubGarden</b>	Areas: <b>Bath Jack &amp; Jill, Laundry Room Main Level</b>
Appliances: <b>Cook Top Gas, Dishwasher, GrbgDispsl, MicroHood, OvenBltIn, OvenCnvctn, OvenDouble</b>	Eating Area: <b>DiningRoomFormal</b>
Equipment: <b>NetworkReady, PhoneLinesMultiple, SmokeAlarm, SumpPump</b>	Kitchen Features: <b>Breakfast Bar, Center Island, Pantry WalkIn</b>
Lot Info: <b>Curbs, Sidewalks, StreetLights, TreesSmall</b>	Interior Amen: <b>CeilingRaised, WalkInCloset, HardwoodFloors, ScreensComplete, StorageLocker, WindowsVinyl</b>
Lot Size: <b>.34</b> Acres: <b>.25-.49 Acre</b>	Exterior Amen: <b>DrivewayConcrete</b>
	# of Acres: <b>0.34</b>
	Utilities/Environmental

Heating: **ForcedAir** Fuel: **Gas**  
 Cooling: **Central Electric** Primary Wtr Source: **Municipal Water Connected**  
 Water Heater: **Gas** Primary Sewage Disp: **Municipal Sewer Connected**  
 Utility Option: **Cable Available, Gas Connected, High Speed Internet Available** Green Certificate: **No**

Financial/Association Information

Possible Financing: **Conventional, InsuredConventional, VA** Fee Paid: **Annually** Fee Amnt: **\$900**  
 Ownership Int: **MandFee** HOA Discls: **Covenants & Restrictions**  
 Fee Includes: **AssociationHomeOwners, MaintenanceCommonArea, ParkPlayground, Pool, ProfessionalMgmt, SnowRemoval, Tennis, TrashRemoval**  
 Mgmt Co.: **-** Mgmt Phone: **-** More than 1 Assoc:

Contract/Office Information

List Type: **Exclusive Right to Sell** BAC: **3.0 %** Var: **No** Insp/Warr: **General** LD: **08/09/2019**  
 Circumstances of Sale: Disc: **Not Applicable** Disc Oth: **Seller's Disclosure Supplements** Ent D: **08/09/2019**  
 Show: **Yes** FHA Cert: Show Dt: **08/09/2019** Poss: **Negotiable** Dir Solicit: **No** A/C Dt: **02/09/2020**  
 LOFC: [TRBL01: Trueblood Real Estate](#) OP: **317-513-1395 X:** OF: **317-509-4000** Dir: **317-509-4000** XD: **02/09/2020**  
 LAgt: [15467: Kimberly S. Carpenter](#) Pref: **317-509-4000** Cell: **317-509-4000** Hm: **317-509-4000** TOM Dt:

VM:  
Team:  
CoAgt: [37042 : Joshua Carpenter](#)

PF:  
Fdbk: **317-509-4000**  
Pref: **317-402-9111**

Toll:  
Fdbk: [sold@kimsellsindy.com](mailto:sold@kimsellsindy.com)

Show: **317-955-5555** WD:  
Chg Dt: **08/09/2019**

Closed:

**Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, August 09, 2019 08:26 AM**