



19389 ROUEBUSH Boulevard, Noblesville, IN 46060

Prop Sub/Trans: **Single Fam/Sale**
 School Dist: **Noblesville Schools**
 Subdivision: **ROUEBUSH WOODS**
 Legal Desc: **ROUEBUSH WOODS**
 Bldr/Prjct/Cont:

Media: **45**
 Area: **2914 - Hamilton - Noblesville**
 Virtual Tour: <http://www.tourfactory.com/2648660>
 Interactive VT: <http://www.19389rouebushblvd.com>
 New Const: **No**

Status: **Active**
 BLC#: **21665585**
 List/MoRnt \$: **\$185,000**
 Year Built: **2001**
 Section/Lot: **2/66**
 Stage:
 Est.Comp. Date:



Tax ID: **290728102022000013**
 Semi Tax: **\$966**

MultiTax ID: **2018**
 Tax Year Due: **2018**
 Solid Waste: **No**
 Tax Exempt: **Homestead MortgageTax**

	Sqft
Upper:	1,177
Main:	742
Apprx M/U Ttl:	1,919
Basement:	0
Apprx M/U & Bsmnt:	1,919
% Fin Bsmnt:	
Source:	Assessor

	FB	HB	BD	RM	Bed:
Upper:	2	0	3	4	3
Main:	0	1	0	4	2/1
M/U Ttl:	2	1	3	8	# Rooms: 8
Bsmnt:	0	0	0	0	Floor #:
Total:	2	1	3	8	Levels: 2 Levels
					Unit Entry Lvl:

Garage: **Yes, Attached, GarageDoorOpener, KeylessEntry, StorageArea**
 Garage Spaces: **2**
 Basement: **No**
 Foundation: **Slab**
 Web Link: <http://www.wesellindyteam.com>
 Web Link2: <https://www.associaonline.com/locations/community-association-services-of-indiana>
 Fireplace: **1, FamilyRoom, GasLog**

Recent: **09/04/2019 : NEW**

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	19x17	Upper	Carpeting	No	Bedroom 2nd	15x10	Upper	Carpeting	No
Bedroom 3rd	12x11	Upper	Carpeting	No	Breakfast Room	10x10	Main	Vinyl Hardwood	No
Family Room	17x16	Main	Vinyl Hardwood	No	Kitchen	10x09	Main	Vinyl Hardwood	No
Living Room	10x10	Main	Vinyl Hardwood	No	Loft	13x11	Upper	Carpeting	No

North on SR 37 to 191st Street. Turn right (east) and go to Rouebush Woods entrance. Turn left onto Rouebush Blvd. Follow to house on left.

This beautifully maintained 3BR/2.5BA home in Rouebush Woods is ready for you! The pride in ownership shines thru as you pull up to the home. As you enter the home you will see the versatile living rm/office & will then enter the family room w/gas fireplace that is open to the brkfst area & fully equipped kitchen. The spacious mstr ste features a vaulted ceiling, dbl vanity, garden tub & separate shower & his/hers walk in closets. 2 addtl bedrooms, hall bath, laundry & loft that offers additional living space complete the upper level. The nice corner lot with fully fenced rear yard is ideal for pets. If storage is an issue, the 2+ car garage offers a workshop/storage space and there is a storage shed too! Washer/dryer also included

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

All kitchen appliances stay, garage refrigerator stays, exclude family room TV & sound bar - mount will stay, all draperies excluded. Roof replaced 12/18, water heater replaced 6/19

Condo Type:	Description
Property Attached YN: Detached	Condo Descrip: TraditionalAmerican
Lifestyle:	Common Walls: PatioOpen, PorchCovered
Exterior: Vinyl	Arch Style: Living Room Formal, Laundry Closet
Master Bedroom: ClosetWalkin, ShowerStallFull, SinksDouble, TubGarden	Porch: BreakfastRoom
Appliances: Dishwasher, Dryer, GrbgDispsl, MicroHood, O/RElec, Refrigratr, Washer	Eating Area: Pantry
Equipment: SmokeAlarm	Kitchen Features: CeilingVaulted, WalkInCloset, WindowsThermal, WindowsVinyl
Lot Info: Corner, Sidewalks, TreeMature	Interior Amen: BarnMini, DrivewayConcrete, FenceFullRear, Playset, PoolCommunity
Lot Size: .22 Acres: <.25 Acre	Exterior Amen: 0.22
Heating: ForcedAir	Utilities/Environmental
Cooling: Central Electric	Fuel: Gas
Water Heater: Gas	Primary Wtr Source: Municipal Water Connected
Utility Option: Cable Available, Gas Connected, High Speed Internet Available	Primary Sewage Disp: Municipal Sewer Connected
	Green Certificate: No

Possible Financing:	Conventional, InsuredConventional, FHA, VA	Fee Paid:	Quarterly	Fee Amnt:	\$100
Ownership Int: MandFee		HOA Disclrs:	Covenants & Restrictions		
Fee Includes: InsuranceCommonArea, MaintenanceCommonArea, ParkPlayground, Pool, ProfessionalMgmt					
Mgmt Co.: Associa		Mgmt Phone: 317-875-5600		More than 1 Assoc:	

List Type:	Exclusive Right to Sell	BAC:	3.0 %	Var:	No	Insp/Warr:	Not Applicable	LD:	09/03/2019
Circumstances of Sale:		Disc:	Not Applicable			Disc Oth:	Seller's Disclosure Supplements	Ent D:	09/04/2019
Show: Yes		Show Dt:	09/04/2019			Poss:	Negotiable	A/C Dt:	
LOfc: TRBL01: Trueblood Real Estate		OP:	317-513-1395 X:			OF:		XD:	03/03/2020
LAgt: 15467: Kimberly S. Carpenter		Pref:	317-509-4000			Cell:	317-509-4000	TOM Dt:	
VM:		PF:				Toll:	Show: 317-955-5555	WD:	
Team:		Fdbk:	317-509-4000			Fdbk:	sold@kimsellsindy.com	Chg Dt:	09/04/2019
								Closed:	

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Wednesday, September 04, 2019 05:43 PM