



8832 Stoddard Lane, Indianapolis, IN 46217

Prop Sub/Trans: **Single Fam/Sale**
 School Dist: **Perry Township**
 Subdivision: **WHISPERING FALLS**
 Legal Desc: **WHISPERING FALLS AT SOUTH**

Media: **58**
 Area: **4907 - Marion - Perry**
 Virtual Tour: <https://www.tourfactory.com/2847524>
 Interactive VT: <https://my.matterport.com/show/?m=km44MDwUmj>

Status: **Active**
 BLC#: **21770757**
 DOM/CDOM: **1/1**

List/MoRnt \$: **\$325,000**
 Year Built: **2020**
 Section/Lot: **3/118**

Bldr/Prjct/Cont:

New Const: **No**

Stage:

Est.Comp. Date:
 Date Ava:



Tax ID: **491420122003035500**
 Semi Tax: **\$6**

MultiTax ID:
 Tax Year Due: **2020**

Solid Waste: **No**
 Tax Exempt: **Homestead MortgageTax**

| | Sqft |
|-------------------|-----------|
| Upper: | 1,609 |
| Main: | 1,352 |
| Apprx M/U Ttl: | 2,961 |
| Basement: | 1,352 |
| Apprx M/U & Bsmt: | 4,313 |
| % Fin Bsmt: | 50-75% |
| Source: | Appraisal |

| | FB | HB | BD | RM |
|----------|----|----|----|----|
| Upper: | 2 | 0 | 4 | 6 |
| Main: | 1 | 0 | 1 | 5 |
| M/U Ttl: | 3 | 0 | 5 | 11 |
| Bsmt: | 0 | 0 | 0 | 2 |
| Total: | 3 | 0 | 5 | 13 |

Beds: **5**
 Baths: **3/0**
 # Rooms: **13**
 Floor #: **2 Levels**
 Unit Entry Lvl:

Garage: **Yes, Attached, GarageDoorOpener**
 Garage Spaces: **2** Fireplace: **0**
 Basement: **Yes, Finished, Egress Windows**
 Foundation: **BasementConcretePoured**
 Web Link: <http://www.wesellindyteam.com/>

Recent: **03/11/2021 : NEW**
 Next OH: **Public: Sun Mar 14, 1:00PM-3:00PM**

Room Information

| Room Type | Dimensions | Level | Floors | Window Trtmnt | Room Type | Dimensions | Level | Floors | Window Trtmnt |
|----------------|------------|-------|-----------|---------------|---------------|------------|----------|-----------|---------------|
| Master Bedroom | 14x19 | Upper | Carpeting | No | Bedroom 2nd | 12x11 | Upper | Carpeting | No |
| Bedroom 3rd | 12x11 | Upper | Carpeting | No | Bedroom 4th | 12x11 | Upper | Carpeting | No |
| Bedroom 5th | 14x13 | Main | Carpeting | No | Bonus Room | 12x12 | Basement | Carpeting | No |
| Breakfast Room | 15x10 | Main | Vinyl | No | Dining Room | 13x12 | Main | Carpeting | No |
| Great Room | 15x16 | Main | Carpeting | No | Kitchen | 15x14 | Main | Vinyl | No |
| Loft | 13x11 | Upper | Carpeting | No | Rec/Play Room | 13x11 | Basement | Carpeting | No |

Directions

SR37 to Wicker Road. Head west on Wicker Road to Whispering Falls. Turn left on Tibbs Ave. Tibbs curves and becomes Stoddard Lane. Home on left.

Property Description

Why build when you can buy better than new? This 2020 Norway model from Arbor homes features an open concept main floor. Walk in from the covered front porch to find a dining/flex rm immediately to the left. Head towards the back of the home to find kitchen with bar and SS appliances overlooking the breakfast rm and great rm. Also on the main floor is a BR and full bath that is great for guests or in-laws! Head upstairs to find a spacious master suite with WIC, double sink vanity, tub & shower. 3 other nicely sized BRs all feature WIC and a loft space. Egress window basement features rec rm, bonus rm and a large unfinished storage area. Backyard with elevated deck overlooks a tree line and small pond. Take a look today!

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

Please contact co-agent, Josh Carpenter with all offers/questions. josh@wesellindyteam.com / 317-402-9111. Preliminary title ordered at Enterprise Title. No offers will be reviewed prior to 6PM on Sunday 3/14. Please write offer response times accordingly.

Description

| | | | |
|-----------------|---|-------------------|--|
| Condo Type: | Property Attached YN: Detached | Condo Descrip: | Common Walls: |
| Lifestyle: | Exterior: Brick, Vinyl | Arch Style: | TraditonalAmerican |
| Master Bedroom: | ClosetWalkin, SinksDouble, TubFull/SepShower | Porch: | DeckUp, PorchCovered |
| Appliances: | Dishwasher, MicroHood, O/RElec, Refrigratr | Areas: | Bed Other Main, Foyer Small, Laundry Room Upstairs |
| Equipment: | SmokeAlarm, SumpPump w/Backup, Programmable Thermostat | Eating Area: | BreakfastRoom, DiningRoomFormal |
| Lot Info: | Curbs, Sidewalks, TreeMature | Kitchen Features: | Breakfast Bar, Kitchen Updated |
| Lot Size: | 9,965 Acres: <.25 Acre | Interior Amen: | AtticAcces, WalkInCloset, WindowsVinyl, WoodWorkPainted |
| Pet Deposit: | Refundable: | Exterior Amen: | DrivewayConcrete |
| | | # of Acres: | 0.23 |
| | | Smoking: | |

Utilities/Environmental

| | | | | |
|-----------------|-------------------------|----------------------|----------------------------------|------------------------------|
| Heating: | ForcedAir | Fuel: | Electric | Green Certificate: No |
| Cooling: | Central Electric | Primary Wtr Source: | Municipal Water Connected | |
| Water Heater: | Electric | Primary Sewage Disp: | Municipal Sewer Connected | |
| Utility Option: | Cable Connected | | | |

Financial/Association Information

| | | | | | |
|---------------------|---|--------------|-------------------------------------|--------------------|--------------|
| Possible Financing: | Conventional, InsuredConventional, FHA, VA | Fee Paid: | Annually | Fee Amnt: | \$560 |
| Ownership Int: | MandFee | HOA Disclsr: | Covenants & Restrictions | | |
| Fee Includes: | InsuranceCommonArea, MaintenanceCommonArea, NatureArea, Walking Trails | | | | |
| Mgmt Co.: | Sentry | Mgmt Phone: | 317-251-9393 | More than 1 Assoc: | |

Contract/Office Information

| | | | | |
|--|-----------------------|------------------------------|--|----------------------------|
| List Type: Exclusive Right to Sell | BAC: 3.0 % | Var: No | Insp/Warr: General | LD: 03/11/2021 |
| Circumstances of Sale: | Not Applicable | | Disc Oth: Defects/None Noted, Seller's Disclosure Supplements | Ent D: 03/11/2021 |
| Show: Yes | FHA Cert: | Show Dt: 03/11/2021 | Poss: Negotiable | Dir Solicit: No |
| LOfc: TRBL01: Trueblood Real Estate | | OP: (317) 288-5148 X: | OF: (317) 509-4000 | Dir: (317) 509-4000 |
| LAgt: 15467: Kimberly Carpenter | | Pref: 317-509-4000 | Cell: 317-955-5555 | HM: 317-955-5555 |
| VM: | | PF: 317-509-4000 | Toll: 317-955-5555 | WD: 03/11/2021 |
| Team: | | Fdbk: 317-402-9111 | Fdbk: sold@kimsellsindy.com | Chg Dt: 03/11/2021 |
| CoAgt: 37042 : Joshua Carpenter | | Pref: 317-402-9111 | | |

Requested By: Joshua Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, March 11, 2021 02:19 PM

Information deemed reliable, but not guaranteed. Copyright © 2020, MIBOR Broker Listing Cooperative, all rights reserved.