

**19963 Edwick Drive, Westfield, IN 46074**

Prop Sub/Trans: **Single Fam/Sale** Media: **52** Status: **Active** BLC#: **21851411** List/MoRnt \$: **\$370,000**  
 School Dist: **Westfield-Washington** Area: **2913 - Hamilton - Washington** DOM/CDOM: **5/5** Year Built: **2021**  
 Schools: **Maple Glen Elementary, Westfield High, Westfield Middle, Westfield Washington Intermediate School**  
 Subdivision: **COVENTRY** Virtual Tour: [http://www.tourfactory.com/2977755/r\\_MIBOR](http://www.tourfactory.com/2977755/r_MIBOR) Section/Lot: **4/227**  
 Legal Desc: **ACREAGE .17, SECTION 19,** Interactive VT: <https://my.matterport.com/show/?m=rrWVMMckmr7> Est.Comp. Date:  
 Bldr/Prjct/Cont: **Lennar** New Const: **No** Stage: Date Ava:



Tax ID: **290619007053000015** MultiTax ID: Solid Waste: **No**  
 Semi Tax: **\$35** Tax Year Due: **2021** Tax Exempt: **Homestead MortgageTax**

Upper: <b>1,405</b>	Sqft	Upper: <b>2</b>	FB	HB	BD	RM	Beds: <b>5</b>
Main: <b>1,055</b>		Main: <b>1</b>	0	0	1	4	Baths: <b>3/0</b>
Apprx M/U Ttl: <b>2,460</b>		M/U Ttl: <b>3</b>	0	0	5	9	# Rooms: <b>9</b>
Basement: <b>0</b>		Bsmnt: <b>0</b>	0	0	0	0	Floor #: <b>2 Levels</b>
Apprx M/U & Bsmnt: <b>2,460</b>		Total: <b>3</b>	0	0	5	9	Unit Entry Lvl:
% Fin Bsmnt:							
Garage: <b>396</b>							
Source: <b>Floorplans</b>							

Garage: **Yes, Attached, GarageDoorOpener, FinishedGarage, KeylessEntry, StorageArea**  
 Garage Spaces: **3** Fireplace: **0**  
 Basement: **No**  
 Foundation: **Slab**  
 Web Link: <http://www.wesellindyteam.com/>  
 Web Link2: <https://www.lennar.com/new-homes/indiana/indianapolis/westfield/coventry>

Recent: **04/28/2022 : NEW**

**Room Information**

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	14x16	Upper	Carpeting	No	Bedroom 2nd	10x11	Upper	Carpeting	No
Bedroom 3rd	14x12	Upper	Carpeting	No	Bedroom 4th	14x12	Upper	Carpeting	No
Bedroom 5th	11x11	Main	Carpeting	No	Dining Room	10x15	Main	Vinyl Hardwood	No
Great Room	16x11	Main	Vinyl Hardwood	No	Kitchen	9x15	Main	Vinyl Hardwood	No
LaundryRm	6x10	Upper	Vinyl	No	Loft	15x16	Upper	Carpeting	No

**Directions**

US31 to 191st Street. Head east on 191st to Grassy Branch Road. Turn left to head north on Grassy Branch. Left on Bannerbrook Dr into Coventry. Take third exit at Roundabout. Follow road to home on right.

**Property Description**

Why build when you can buy a better than new home right now? This 2021 Lennar Ironwood plan still has that new home feel. Enter to find an open concept floor plan with a beautiful white kitchen with quartz countertops overlooking the dining area and light-filled great room. LVP floors are throughout this area! Also on the main level is a 5th BR/flex room that would be a great guest room or office with a full bath nearby. Head upstairs to find a spacious loft, laundry/utility room, 4 BRs and 2 BAs. All bedrooms are nicely sized. Owners suite features a walk-in closet, double sink vanity and glass shower. Since building, owners have finished all garage walls, added hardware to all cabinets and put blinds on windows. Come take a look today!

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

Please direct all questions and offers to Josh Carpenter: 317-402-9111 / josh@wesellindyteam.com. Showings Saturday 10AM-7PM, Sunday 10AM-5PM (Open House 10AM-12PM), Monday 11AM-3PM. OFFERS WILL NOT BE REVIEW PRIOR TO MONDAY 5/2 AT 6PM. Sellers need possession through 6/18/22. Sellers have original gas range in garage. Willing to leave either electric range, gas range or both. Please specify with offer. Selling due to a job change / relocation.

**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>PatioOpen, PorchCovered</b>
Master Bedroom: <b>ClosetWalkin, Patio, ShowerStallFull, SinksDouble</b>	Areas:	<b>Bed Other Main, Foyer Small, Laundry Room Upstairs</b>
Appliances: <b>Dishwasher, Oven/Range-Electric, Oven/Range-Gas, Refrigerator, MicroHood</b>	Eating Area:	<b>Dining/GreatRoomCombo</b>
Equipment: <b>SmokeAlarm</b>	Kitchen Features:	<b>Breakfast Bar, Center Island, Kitchen Updated</b>
Lot Info: <b>Curbs, Sidewalks, TreesSmall</b>	Interior Amen:	<b>AtticAcces, WindowsVinyl, WoodWorkPainted</b>
Lot Size: <b>7,405</b>	Exterior Amen:	<b>DrivewayConcrete, PoolCommunity</b>
Pet Deposit:	# of Acres:	<b>0.17</b>
	Refundable:	
	Acres:	<b>&lt;.25 Acre</b>
	Smoking:	

**Utilities/Environmental**

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

**Financial/Association Information**

Possible Financing: <b>Conventional, InsuredConventional, FHA, VA</b>	Fee Paid: <b>Annually</b>	Fee Amnt: <b>\$660</b>
Ownership Int: <b>MandFee</b>	HOA Disclsr: <b>Covenants &amp; Restrictions</b>	
Fee Includes: <b>Clubhouse, MaintenanceCommonArea, ParkPlayground, Pool, ProfessionalMgmt</b>		
Mgmt Co.: <b>Ardsley</b>	Mgmt Phone: <b>317-253-1401 ext. 231</b>	More than 1 Assoc: <b>No</b>

**Showing Information**

Showing Service: **BrokerBay** Showings Phone: **317-218-0600**

**Contract/Office Information**

List Type: <b>Exclusive Right to Sell</b>	BAC: <b>3.0 %</b>	Var: <b>No</b>	Insp/Warr: <b>General, WarrantyBuilders</b>	Listed: <b>04/28/2022</b>
Circumstances of Sale:	Disc: <b>Not Applicable</b>		Disc Oth: <b>Seller's Disclosure Supplements</b>	Entered: <b>04/28/2022</b>
Show: <b>Yes</b>	Show Dt: <b>04/28/2022</b>		Poss: <b>SpecificDate</b>	TOM Dt:
LOfc: <b>TRBL01: Trueblood Real Estate</b>	OP: <b>(317) 288-5148 X:</b>		OF: <b>Dir Solicit: No</b>	WD:
LAgt: <b>37042: Joshua Carpenter</b>	Pref: <b>(317) 402-9111</b>		Cell: <b>(317) 402-9111</b>	Show: <b>317-218-0600</b>
Team:	Fdbk: <b>317-402-9111</b>		Fdbk: <b>josh@wesellindyteam.com</b>	Change: <b>04/30/2022</b>
CoAgt: <b>15467 : Kimberly Carpenter</b>	Pref:		Est Cls:	PD:
SAGt: <b>:</b>	Pref:		Seller Pd Pts:	

Requested By: Joshua Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Monday, May 02, 2022 08:26 AM

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