



738 BRISTLE LAKE Drive, Brownsburg, IN 46112

Prop Sub/Trans: **Single Fam/Sale**
 School Dist: [Brownsburg Community](#)
 Subdivision: **LAKE RIDGE**
 Legal Desc: **Lot 20 Lake Ridge Sec 1**
 Bldr/Prjct/Cont:

Media: **56**
 Area: **3203 - Hendricks - Lincoln**
 Virtual Tour: <https://www.tourfactory.com/>
 Interactive VT: <https://my.matterport.com/show/?m=2D1Sg7whqKH&mls=1>
 New Construct: **No**

Status: **Active**
 BLC#: **21861027**
 DOM/CDOM: **2/2**
 Stage:

List/MoRnt \$: **\$415,000**
 Year Built: **2004**
 Section/Lot: **1/20**
 Est. Comp. Date:
 Date Ava:

Tax ID: **320701493001000016**
 Semi Tax: **\$1,330**

MultiTax ID:
 Tax Year Due: **2021**

Solid Waste: **Yes**
 Tax Exempt: **Homestead Tax Exemption, Mortgage Tax Exemption**



	Soft
Upper:	1,145
Main:	1,005
Apprx M/U Ttl:	2,150
Basement:	1,005
Apprx M/U & Bsmnt:	3,155
% Fin Bsmnt:	75+%
Source:	Assessor

	FB	HB	BD	RM	Beds:
Upper:	2	0	4	4	4
Main:	0	1	0	5	2/1
M/U Ttl:	2	1	4	9	# Rooms: 11
Bsmnt:	0	0	0	2	Floor #:
Total:	2	1	4	11	Levels: 2 Levels
					Unit Entry Lvl:

Garage: **Yes, Attached, GarageDoorOpener, FinishedGarage, KeylessEntry**
 Garage Spaces: **3** Fireplace: **1, GasLog, GreatRoom**
 Basement: **Yes, 9 ft+Ceiling, Finished, Plumbing Roughed In, Daylite Windows**
 Foundation: **BasementConcretePoured**
 Web Link: <https://www.wesellindyteam.com>
 Web Link2: <https://www.facebook.com/pages/Lakeridge-Subdivision-Brownsburg-in/315679301871697>

Recent: **06/03/2022 : NEW**

Room Information				Room Information					
Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	20x13	Upper	Carpeting	No	Bedroom 2nd	12x10	Upper	Carpeting	No
Bedroom 3rd	12x10	Upper	Carpeting	No	Bedroom 4th	11x11	Upper	Carpeting	No
Bonus Room	14x7	Basement	Carpeting	No	Breakfast Room	8x14	Main	Laminate	No
Dining Room	12x14	Main	Laminate	No	Great Room	16x14	Main	Carpeting	No
Home Theater	27x14	Basement	Carpeting	No	Kitchen	10x14	Main	Laminate	No
Living Room	14x12	Main	Laminate	No	Rec/Play Room	16x11	Basement	Carpeting	No

Directions
 Go East of Northfield Dr. on 56th to Lake Ridge entrance. Turn North on Wild Ridge Blvd, Right at round-a-bout on Berry Lake Way & Left on Bristle Lake to home on the right.

Property Description
 The pride of ownership shines thru in this 4BR/2.5BA home in the sought after Lake Ridge of Brownsburg. There is a priv off space as you enter, separate from every day living spaces for those who work from home, this could also be a addtl living space. The updt kit offers new cabinets, quartz tops, & stainless applics & is open to the relaxing GR & DR. The upper lvl features a spac owner's ste w/an updt bth & WIC along with 3 addtl BR's, another full bath & a L/U room that has ample storage space & hanging racks, washer & dryer included. There is a theater area in the bsmt with a bar area & a fnshd workout area. The large deck overlooks the priv fenced yard. Many custom features throughout the home, see info in supplements

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information
 Seller prefers to retain possession of the property for 60 days post closing. Please exclude the Murphy bed upstairs, air compressor and hose in garage, shop vac in garage, The big white box in the garage is on a pulley system for extra storage and stays with the home, please do not touch.

Description	
Condo Type:	Condo Descrip:
Property Attached YN: Detached	Common Walls:
Lifestyle:	Arch Style: TraditonalAmerican
Exterior: Brick, Vinyl	Porch: DeckMain, PorchCovered
Master Bedroom: ClosetWalkin, SinksDouble, TubFull w/Shower	Areas: Foyer - 2 Story, Laundry Room Upstairs
Appliances: Cook Top Electric, Dishwasher, Dryer, Garbage Disposal, Oven/Range-Electric, Refrigerator, Washer, MicroHood	Eating Area: BreakfastRoom, DiningRoomFormal
Equipment: SmokeAlarm, SumpPump w/Backup, WaterSoftenerPaid	Kitchen Features: Pantry
Lot Info: Sidewalks, StormSewer, StreetLights, TreeMature	Interior Amen: AtticAcces, WalkinCloset, ScreensComplete, WetBar, WindowsVinyl, WoodWorkPainted
Lot Size: 83x153 Acres: .25-.49 Acre	Exterior Amen: DrivewayConcrete, FenceFullRear
Pet Deposit: Refundable:	# of Acres: 0.29
	Smoking:

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

Financial/Association Information		
Possible Financing: Conventional, InsuredConventional, FHA, VA	Fee Paid: Quarterly	Fee Amnt: \$120
Ownership Int: MandFee	HOA Discr: Covenants & Restrictions	
Fee Includes: AssociationHomeOwners, InsuranceCommonArea, MaintenanceCommonArea, NatureArea, ParkPlayground, Pool, Tennis	Mgmt Phone: 317-856-5600	More than 1 Assoc:
Mgmt Co.: CASI		

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

Contract/Office Information			
List Type: Exclusive Right to Sell	BAC: 3.0 % Var: No	Insp/Warr: Not Applicable	Listed: 06/02/2022
Circumstances of Sale:	Disc: Not Applicable	Disc Oth: Seller's Disclosure Supplements	Entered: 06/03/2022
Show: Yes FHA Cert:	Show Dt: 06/03/2022	Poss: Negotiable	TOM Dt:
LOfc: TRBL01: Trueblood Real Estate	OP: 317-288-5148 X	OF: Dir Solicit: No	WD:
LAgt: 15467: Kimberly Carpenter	Pref:	Cell: 317-509-4000	XD: 12/02/2022
Team:	Fdbk: sold@kimsellsindy.com		Change: 06/03/2022
CoAgt:	Pref:	Est Cls:	PD:
SAgt:	Pref:	Seller Pd Pts:	

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, June 03, 2022 04:16 PM

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