



**15444 CLEARBROOK Street, Westfield, IN 46074**

Prop Sub/Trans: **Condo/Sale**  
 School Dist: **Westfield-Washington**  
 Subdivision: **CENTENNIAL TOWNHOME**  
 Legal Desc: **CENTENNIAL TOWNHOME**  
 Bldr/Prjct/Cont:

Media: **57**  
 Area: **2913 - Hamilton - Washington**  
 Virtual Tour: **<http://www.tourfactory.com/3013944>**  
 Interactive VT: **<https://my.matterport.com/show/?m=rvRi7WKyet1&brand=0>**  
 New Const: **No**

Status: **Active**  
 BLC#: **21874773**  
 DOM/CDOM: **2/2**  
 List/MoRnt \$: **\$300,000**  
 Year Built: **2005**  
 Section/Lot: **/2**  
 Stage:  
 Est. Comp. Date:  
 Date Ava:



Tax ID: **290915202007000015** MultiTax ID: Solid Waste: **No**  
 Semi Tax: **\$1,208** Tax Year Due: **2021**  
 Tax Exempt: **Homestead Tax Exemption, Mortgage Tax Exemption**

Upper:	Sqft	FB	HB	BD	RM	Beds:	<b>3</b>
Main:	<b>993</b>	<b>2</b>	<b>0</b>	<b>3</b>	<b>4</b>	Baths:	<b>2/1</b>
Apprx M/U Ttl:	<b>871</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>4</b>	# Rooms:	<b>8</b>
Basement:	<b>1,864</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>8</b>	Floor #:	<b>1</b>
Apprx M/U & Bsmnt:	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	Levels:	<b>2 Levels</b>
% Fin Bsmnt:	<b>1,864</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>8</b>	Unit Entry Lvl:	<b>1</b>
Source:	<b>Assessor</b>						

Garage: **Yes, Attached, Finished** Garage, LoadRear  
 Garage Spaces: **2** Fireplace: **1, GasLog, LivingRoom**  
 Basement: **No**  
 Foundation: **Slab**  
 Web Link: **<http://www.wesellindyteam.com>**  
 Web Link2: **<https://www.centennialhoa.org/>**

Recent: **08/04/2022 : NEW**  
 Next OH: **Public: Sun Aug 7, 1:00PM-3:00PM**

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	16x14	Upper	Carpeting	Yes	Bedroom 2nd	12x12	Upper	Carpeting	Yes
Bedroom 3rd	12x10	Upper	Carpeting	Yes	Breakfast Room	12x11	Main	Vinyl Hardwood	Yes
Dining Room	12x12	Main	Vinyl Hardwood	Yes	Great Room	18x14	Main	Vinyl Hardwood	Yes
Kitchen	12x12	Main	Vinyl Hardwood	Yes	LaundryRm	08x06	Upper	Vinyl	No

Directions  
**West from Springmill/156th to Clearbrook St. Left on Clearbrook to home on right.**

**Property Description**

Welcome to this amazing 3BR/2.5BA townhome in sought after Centennial. You won't be disappointed as these Sellers have taken meticulous care of this home. The main level features a great room with cozy gas fireplace & built ins, for DR & fully equipped kit w/stainless appliances, center island, tile backsplash & breakfast area. Spacious owner's suite with double sinks & WIC. 2 additional bedrooms, bath & L/U complete the upper level. Surround sound in kit, owner's suite & great room. You can enjoy the private patio or the neighborhood pool, basketball courts, tennis courts, playground, miles of sidewalks & common areas. Conveniently located to shopping with a daycare in the community. Don't miss out on this opportunity.

Condo Type:	Description
Property Attached YN: <b>Vertical</b>	Condo Descrip: <b>BldgPrivateEntry</b>
Lifestyle: <b>Attached</b>	Common Walls: <b>No One Above</b>
Exterior: <b>Townhouse</b>	Arch Style: <b>TraditonalAmerican</b>
Master Bedroom: <b>VinylBrick</b>	Porch: <b>PorchCovered</b>
Appliances: <b>Dishwasher, Garbage Disposal, Microwave, Oven/Range-Electric, Refrigerator, MicroHood</b>	Areas: <b>Laundry Room Main Level</b>
Equipment: <b>SatelliteDishPaid, SmokeAlarm, WaterSoftenerPaid</b>	Eating Area: <b>DiningRoomFormal</b>
Lot Info: <b>Sidewalks, StreetLights, TreeMature</b>	Kitchen Features: <b>Kitchen Eat In</b>
Lot Size: <b>85x35</b>	Interior Amen: <b>WalkInCloset, HardwoodFloors, WindowsThermal, WoodWorkPainted</b>
Pet Deposit: <b>Acres: &lt;.25 Acre</b>	Exterior Amen: <b>DrivewayConcrete</b>
	# of Acres: <b>0.07</b>
	Smoking:

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

Financial/Association Information	Mgmt Phone:	More than 1 Assoc:
Possible Financing: <b>Conventional, InsuredConventional, FHA, VA</b>	<b>317.570.4358</b>	
Ownership Int: <b>MandFee</b>		
Fee Includes: <b>AssociationBuilderControls, AssociationHomeOwners, EntranceCommon, InsuranceBuildingHazard, InsuranceCommonArea, Lawncare, MaintenanceBldExterior, MaintenanceCommonArea, SnowRemoval, TrashRemoval</b>		
Mgmt Co.: <b>Kirkpatrick Management</b>		

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

Contract/Office Information	Listing Information
List Type: <b>Exclusive Right to Sell</b>	Listed: <b>08/04/2022</b>
Circumstances of Sale:	Entered: <b>08/04/2022</b>
Show: <b>Yes</b>	TOM Dt:
LOfc: <b>TRBL01: Trueblood Real Estate</b>	WD:
LAgt: <b>15467: Kimberly Carpenter</b>	XD: <b>02/04/2023</b>
Team:	Change: <b>08/04/2022</b>
CoAgt:	PD:
SAgt:	
BAC: <b>3.0 %</b>	Var: <b>No</b>
Disc: <b>Not Applicable</b>	Insp/Warr: <b>General</b>
Show Dt: <b>08/04/2022</b>	Disc Oth: <b>Seller's Disclosure Supplements</b>
OP: <b>317-288-5148 X</b>	Poss: <b>Negotiable</b>
Pref:	Dir Solicit: <b>No</b>
Fdbk: <b>sold@kimsellsindy.com</b>	Dir:
Pref:	Cell: <b>317-509-4000</b>
Pref:	Est Cls:
	Seller Pd Pts:

**Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, August 05, 2022 08:20 AM**

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