



15444 CLEARBROOK Street, Westfield, IN 46074

Prop Sub/Trans: **Condo/Sale** Media: **57** Status: **Active** BLC#: **21874773** List/MoRnt \$: **\$300,000**
 School Dist: **Westfield-Washington** Area: **2913 - Hamilton - Washington** DOM/CDOM: **2/2** Year Built: **2005**
 Subdivision: **CENTENNIAL TOWNHOME** Virtual Tour: **http://www.tourfactory.com/3013944** Section/Lot: **/2**
 Legal Desc: **CENTENNIAL TOWNHOME** Interactive VT: **https://my.matterport.com/show/?m=rvRi7WKyet1&brand=0** Est. Comp. Date:
 Bldr/Prjct/Cont: **No** New Const: **No** Stage: **No** Date Ava:



Tax ID: **290915202007000015** MultiTax ID: **No** 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	Bed:	3
Main:	993	2	0	3	4	Baths:	2/1
Apprx M/U Ttl:	871	0	1	0	4	# Rooms:	8
Basement:	1,864	2	1	3	8	Floor #:	1
Apprx M/U & Bsmnt:	0	0	0	0	0	Levels:	2 Levels
% Fin Bsmnt:	1,864	2	1	3	8	Unit Entry Lvl:	1
Source:	Assessor						

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.

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information
Seller would prefer a 9/7 close date with possession delivered to Buyer by 9/17

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

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

Possible Financing:		Financial/Association Information	
Possible Financing:	Conventional, InsuredConventional, FHA, VA	Fee Paid:	Quarterly
Ownership Int:	MandFee	HOA Disclsr:	Fee Amnt: \$803
Fee Includes:	AssociationBuilderControls, AssociationHomeOwners, EntranceCommon, InsuranceBuildingHazard, InsuranceCommonArea, Lawncare, MaintenanceBldExterior, MaintenanceCommonArea, SnowRemoval, TrashRemoval		
Mgmt Co.:	Kirkpatrick Management	Mgmt Phone:	317.570.4358
		More than 1 Assoc:	

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

List Type:		Contract/Office Information	
List Type:	Exclusive Right to Sell	BAC:	3.0 %
Circumstances of Sale:		Var:	No
Show:	Yes	Insp/Warr:	General
LOf:	TRBL01: Trueblood Real Estate	Disc Oth:	Seller's Disclosure Supplements
LAgt:	15467: Kimberly Carpenter	Pos:	Negotiable
Team:		Dir Solicit:	No
CoAgt:		Dir:	
SAgt:		Cell:	317-509-4000
		Fdbk:	sold@kimsellsindy.com
		Pref:	
		Est Cls:	
		Seller Pd Pts:	
		Listed:	08/04/2022
		Entered:	08/04/2022
		TOM Dt:	
		WD:	
		XD:	02/04/2023
		Change:	08/05/2022
		PD:	

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, August 05, 2022 02:41 PM

