



**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: **1/1** 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>  
 Bldr/Prjct/Cont: New Const: **No** Stage: Est. Comp. Date: Date Ava:



Tax ID:	<a href="#">290915202007000015</a>	MultiTax ID:		Solid Waste:	<b>No</b>
Semi Tax:	<b>\$2,416</b>	Tax Year Due:	<b>2021</b>		
Tax Exempt:	<b>Homestead Tax Exemption, Mortgage Tax Exemption</b>				

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

Room Information									
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

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 backplash & 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.

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

Utilities/Environmental	
Heating:	<b>ForcedAir</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>
Green Certificate:	<b>No</b>

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

Showing Information	
Showing Service:	<b>BrokerBay</b>
Showings Phone:	<b>317-218-0600</b>

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

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, August 04, 2022 02:05 PM

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