

Consumer Display

RESIDENTIAL	Site-Built Home	2704 N Blue Ridge Court	#	LP \$450,000
201902616	Active	Bloomington IN 47408		SP
				Sold

Listing Office/Agent: **Brokerage:** RE/MAX Acclaimed Properties **Agent:** Tracee Lutes

PREPARED BY



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Area	Monroe County	Total Rooms	11
Township	Bloomington	Bedrooms	5
Zoning	PUD Planned Unit Development District	Full Baths	4
Grid		Half Baths	1
Acres	0.4300	Total Baths	5
Lot Dimensions	Irregular	Year Built	2006
Possession	Negotiable	Days on Market	214
Subdivision	Blue Ridge Estates	# of Fireplaces	1
Location	City/Town/Suburb	Fireplace Details:	Living/Great Rm



Unbranded Virtual Tour

NOTE: Due to school redistricting, schools identified with this listing may be subject to change. Please confirm School District with the school corporation.

School District Monroe County **Elementary** Marlin **Middle School** Tri-North **High School** Bloomington North

Legal Description Blue Ridge South Section III Lot 21 |

Annual Tax \$4,330.08	Assessment/Payment Year 2018 due 2019
Tax Key 53-05-21-305-008.000-005	Exempt Type Homestead, Mortgage
	Agent/Owner Related Y/N No

Sewer City	Well Type	Water Utility City
Cable Ready Yes	Gas Fuel Yes	Electric Fuel No

Above Grade Finished SqFt 4,204	Above Grade Unfin. SqFt 0
Below Grade Finished SqFt 0	Below Grade Unfin. SqFt 0
Total Finished SqFt 4,204	Total Below Grade SqFt 0
Total SqFt 4,204	Upper Level SqFt (Finished) 1,526
Square Footage Source	Main Level SqFt (Finished) 2,678

APPROXIMATE ROOM DIMENSIONS

	Length x Width	Level		Length x Width	Level
1st Bdrm	22 x 16	Main	Breakfast Rm	x	
2nd Bdrm	14 x 11	Upper	Den	14 x 11	Main
3rd Bdrm	11 x 14	Upper	Dining Rm	15 x 17	Main
4th Bdrm	11 x 14	Upper	Family Rm	x	
5th Bdrm	14 x 15	Upper	Loft	25 x 11	Upper
Living/Great Rm	26 x 15	Main		x	
Kitchen	14 x 15	Main	Nursery	12 x 12	Main
Laundry Rm	7 x 8	Main	Summer Kitchen	12 x 16	Main
			Rec Rm	x	

Garage Y/N Yes **Garage/# of Cars** 3.0 **Garage** 22 x 33 **Garage SqFt** 726.00 **Garage Type** Attached

Utility Providers		Energy Efficiency			
ELECTRIC COMPANY	Duke Enerav Indiana	Windows	No	HVAC	No
GAS COMPANY	Vectren Enerav	Appliances	No	Insulation	No
Water Utilitv	City	Doors	No	Roofing	No
		Electrical/Lighting	No	Thermostat/Controllers	No
				Thermal Storage/ETS	No
				Water Heater	No

HOA Dues \$	HOA Dues Frequency	Not Applicable	Other Fee Description
Other Fees \$	Other Fees Frequency		
Common Amenities			

AMENITIES Built-In Bookcase, Built-in Desk, Cable Ready, Ceiling-9+, Ceiling-Tray, Ceiling Fan(s), Ceilings-Vaulted, Chair Rail, Closet(s) Walk-in, Countertops-Solid Surf, Detector-Smoke, Disposal, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Jet/Garden Tub, Kitchen Island, Landscaped, Patio Open, Utility Sink, Kitchenette, Stand Up Shower, Tub and Separate Shower, Tub/Shower Combination, Main Level Bedroom Suite, Main Floor Laundry, Custom Cabinetry

FLOORING Hardwood Floors, Carpet, Ceramic Tile

SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Cooktop-Gas, Dryer-Gas, Oven-Built-In, Range-Gas, Water Heater Gas

FEATURES			
Style	Two Story	Architectural Style	Traditional
Heating/Fuel	Gas, Forced Air	Exterior	Brick
Cooling	Central Air	Basement/Foundation	Crawl
Water Heater:	Electric No	Solar	No
	Gas Yes	Tankless	No
Roof Material	Shingle	Basement Material	Block

Water Name	WATER FEATURES	LOT DESCRIPTION
Water Frontage		Cul-De-Sac, Irregular, Rolling, Planned Unit Development, 0-2.9999
Water Type		

Remarks Tucked away on a quiet cul-de-sac in Blue Ridge, this custom 2 story home is rather unique. Gorgeous hardwood floors, 9' ceilings, very large rooms and 2 kitchens! One is a Kosher kitchen and the other is a summer style kitchen in an all season patio room, add to that a great grill house just outside the back door for the ultimate cooking experience. The quality in this home is solidly built and it has been maintained in pristine condition. Solid 6 panel doors, chair rail and molding, double insulation (16" in attic), eat-in kitchen with vaulted ceiling, stainless appliances, solid surface counter tops, double ovens & built-in desk, large laundry room with utility sink, fitness room that also houses a tech center for the digitally inclined, all the rooms are hardwired with voice, data, and cable ports, as well as a full bath, extremely large walk-in closets in all of the bedrooms, a huge loft area that makes a great 2nd family room, an enormous great room with fireplace, sitting area and media area. The master suite not only offers an extremely large his & her closet but also a nursery or private study and a wonderful full bath and it is all on the main level. The dining room is abundant offering plenty of room for dining with a large party of people. There are so many things to love about this home but the all brick exterior, the flower gardens and vegetable gardens that are deer proof, the outdoor gardening shed and the gorgeous landscaping will really entice those who love the outdoors. As for location, it is just minutes to IU, downtown Bloomington and Highway 37.

Directions to Property N Walnut St, right into Blue Ridge on E Blue Ridge DR, right at Ramble Rd, right on Blue Ridge Ct, follow around curve to left and house will be on your left.

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