

FEATURES				
Style	Two Story		Architectural Style	Traditional
Heating/Fuel	Gas, Forced Air		Exterior	Brick, Vinyl
Cooling	Central Air		Basement/Foundation	Partial Basement, Outside
Water Heater:	Electric No	Gas Water	Solar No	Tankless No

SALE INCLUDES Dishwasher, Microwave, Refrigerator, Cooktop-Gas, Kitchen Exhaust Hood, Oven-Built-In, Water Heater Gas

Utility Providers	Energy Efficient Features
	Appliances No
	Doors No
	Electrical/Lighting No
	HVAC No
	Insulation No
	Roofing No
	Thermostat/Controllers No
	Thermal Storage/ETS No
	Water Heater No
	Windows No

Remarks A magnificent all brick home at the end of a quiet street in one of Bloomington's most beautiful neighborhoods. A circular drive, brick exterior, & complex architecture create enticing curb appeal. A 2-story foyer with rich Brazilian Cherry floors, columns dividing the foyer from the LR & DR, intricate woodwork & large window lead to an inviting LR with a curved wall of windows & sculpted ceiling. Similarly the DR opens to the LR, separated by gorgeous columns & Brazilian Cherry floors span the entirety of the main level with exception of the great room, kitchen & baths. An enormous study with exterior entrance is filled with floor to ceiling windows. This room & a main level BR both offer an attached en suite bath. The oversized great room offers a 2 story ceiling, a complete 2-story wall of windows, French doors to the outside, a built-in wall of book cases & FP. The kitchen & nook are open to the great room & they are finished with Amish built cabinetry, granite counter tops, new appliances & an island-breakfast bar. A butler's pantry separates the kitchen hall from the DR. The great room opens to a patio that spans nearly the entire back of the home with a built-in firepit & the kitchen -nook open out to a covered back porch. A Brazilian cherry staircase leads to the 2nd floor & a huge landing that overlooks the foyer/DR & LR below & then a wide hallway is open to the great room below. A very large master suite offers a more than spacious bedroom, bath & walk-in closet & it opens to a covered porch. The master bath is finished with Amish made cherry cabinetry & woodwork, very wide his & her sink-vanities with granite counters, a large tub, tile floors & a double tile shower you will not want to step out of. Upstairs also offers an add'l bedroom with private en suite bath & 2 add'l bedrooms that share a Jack & Jill bath. The bedrooms are very large & the baths are luxurious. The Bsmt offers 9' ceilings, roughed in kitchen with tile floors, a recreation area, entertainment room (roughed in with plumbing for a bar), a BR, bath and sitting room or library, a garage & laundry area which

Directions to Property Take 37 South to Harrodsburg/Lake Monroe exit, go toward Lake Monroe and follow road to cross the dam, turn right on Valley Mission Rd, Left into Pedigo Bay, Right on Sailor Lane, house is at end of the cul-de-sac.

AGENT / BROKER INFO

Occupancy Comments	Owner Occupied		
Owner RE License Y/N	No		
Documents Available	Plat Map, Sellers Disclosure		
REO Y/N	No	Short Sale Y/N	No
		Special Listing Cond.	None

Sched. Shwng by Email Y/N	Email Address	Lockbox Type	Electronic Supra
Showing Instructions	CSS 866-955-5566		

Agent Remarks Seller will provide an allowance for furnishing or décor.

BBC: 2%	List Agent: Tracee Lutes	Variable Rate	No
Listing Date 5/15/2016	Original List Agent: Tracee Lutes	IDX Include	Y
Expiration Date 11/1/2017	DOM / 430 / 430		
Pending Date	Total Concessions Paid:	Selling Agent:	
Closing Date		Original Selling Agent:	
Co-Selling Agent		Existing Financing	
Co-Selling Office		Proposed Financing	Cash, Conventional, VA
Sold/Concession Remarks			
Original Price \$899,900	Listing Price \$699,900	Office Code	