

RESIDENTIAL	Site-Built Home	4001 S Rockport Road	LP \$2,495,000
201603446	Active	Bloomington IN 47403	SP

List Office	RE/MAX Acclaimed Properties	List Agent	Tracee Lutes	List Agent - License ID	RB14009563
List Office ID	BL30101780	Phone	Cell: 812-322-2650		
Phone/Fax	Off: 812-332-3001	E-mail	tlutes@homefinder.org		
	Fax: 812-332-3015	Co-List Agent/Agency			



Area	Monroe County	Total Rooms	19
Township	Perry	Bedrooms	5
Zoning	AG/RR-Agriculture/Rural Reserv	Full Baths	5
Acres	32.0700	Half Baths	2
Lot Dimensions	0	Total Baths	7
Possession	negotiable	Year Built	2006
Subdivision	Southwest Monroe County	Fireplaces	3
Location	City/Town/Suburb, Near Walking Trail		



 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	Clear Creek	Middle School	Batchelor	High School	Bloomington South
------------------------	---------------	-------------------	-------------	----------------------	-----------	--------------------	-------------------

Legal Description PT SE 18-8-1W 13.96 and 35.49

Annual Tax	\$21,395.40	Assessment/Payment Year	2015 payable 2016
Tax Key	53-08-18-400-001.000-008	Exempt Type	Homestead, Mortgage

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

Above Grade Finished SqFt	7,097	Above Grade Unfin. SqFt	0
Below Grade Finished SqFt	3,258	Below Grade Unfin. SqFt	135
Total Finished SqFt	10,355	Total Below Grade SqFt	3,393
Total SqFt	10,490	Upper Level SqFt (Finished)	3,839
Square Footage Source	Seller	Main Level SqFt (Finished)	3,258

APPROXIMATE ROOM DIMENSIONS

	Length x Width	Level		Length x Width	Level
1st Bdrm	22 x 16	Main	Breakfast Rm	7 x 7	Main
2nd Bdrm	13 x 16	Upper	Den	14 x 14	Main
3rd Bdrm	14 x 15	Upper	Dining Rm	14 x 14	Main
4th Bdrm	14 x 14	Upper	Family Rm	16 x 18	Main
5th Bdrm	14 x 14	Upper	Loft	x	
Living/Great Rm	27 x 15	Main		x	
Kitchen	17 x 28	Main	Rec Rm	14 x 13	Lower
Laundry Rm	9 x 11	Main	Billiards Room	22 x 21	Lower
			Bar	10 x 12	Lower

Garage Y/N	Yes	Garage/# of Cars	3.0	Garage	15 x 18	Garage SqFt	270.00	Garage Type	Attached
-------------------	-----	-------------------------	-----	---------------	---------	--------------------	--------	--------------------	----------

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

AMENITIES

AMENITIES Alarm System-Security, Balcony, Bar, Breakfast Bar, Built-In Speaker System, Built-In Bookcase, Cable Ready, Ceiling-9+, Ceiling-Tray, Ceiling Fan(s), Chair Rail, Closet(s) Walk-in, Countertops-Solid Surf, Detector-Smoke, Disposal, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Jet Tub, Guest Quarters, Irrigation System, Kitchen Island, Landscaped, Near Walking Trail, Open Floor Plan, Patio Covered, Patio Open, Porch Covered, Range/Oven Hook Up Gas, Skylight(s), Twin Sink Vanity, Wet Bar, Wiring-Data, Wiring-Security System, Wiring-Smart Home, Kitchenette, Stand Up Shower, Tub and Separate Shower, Tub/Shower Combination, Main Level Bedroom Suite, Formal Dining Room, Great Room, Main Floor Laundry, Jack & Jill Bath

FLOORING Hardwood Floors, Carpet, Tile

FEATURES

Style	Two Story	Architectural Style	Traditional
Heating/Fuel	Geothermal, Multiple Heating	Exterior	Shingle, Stone, Limestone
Cooling	Central Air, Geothermal	Basement/Foundation	Walk-Out Basement
Water Heater:	Electric No Gas Water Solar No	Tankless	No

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

Utility Providers	Energy Efficient Features
ELECTRIC COMPANY Duke Energy Indiana	ENRGY EFFCNT WIN/DOORS Insulated Glass Windows
GAS COMPANY Vectren Energy	Appliances No
WATER COMPANY Bloomington City Utility	Doors No
	Electrical/Lighting No
	HVAC No
	Insulation No
	Roofing No
	Thermostat/Controllers No
	Thermal Storage/ETS No
	Water Heater No
	Windows No

Remarks Peacefulness is paramount with the backdrop of gorgeous Indiana countryside at this traditional estate comprised of a rock solid main house and guest cottage made of Indiana Limestone, pool, hot tub, kiddie pool, stables and 32 acres of spectacular landscaping, woods and pastures. Protected by a gated entrance of limestone and wrought iron fencing along the entire road front, this private retreat is minutes from downtown Bloomington. Upon entering the custom made arched doors with beveled and leaded cut glass, created by Larry Ferree, you will find yourself surrounded with sophistication in the presence of cathedral-height windowscaping, ivory porcelain tile, extensive multi-level crown molding, and a gorgeous winding staircase to the upper level finished with antiqued iron spindles. The foyer opens to a picturesque library with a symmetrical design, fireplace, coffered ceiling and gorgeous bookshelves. A wonderful environment for equestrians, swimmers, hikers and nature lovers.

Directions to Property South on Rogers Street, Right (west) on Tapp Road and then left onto Rockport Road. House is on the left.

AGENT / BROKER INFO

Occupancy Comments Owner	
Owner RE License Y/N No	
Documents Available Plat Map, Aerial Photo	
REO Y/N No	Short Sale Y/N No Special Listing Cond. None
Sched. Shwng by Email Y/N	Email Address Lockbox Type None
Showing Instructions Appointment Only, Contact Listing Agent for showings.	

Agent Remarks

BBC: 2%	List Agent: Tracee Lutes	Variable Rate No
Listing Date 1/28/2016	Original List Agent: Tracee Lutes	IDX Include Y
Expiration Date 7/30/2017	DOM / 541 / 541	
Pending Date	Total Concessions Paid:	Selling Agent:
Closing Date		Original Selling Agent:
Co-Selling Agent		Existing Financing
Co-Selling Office		Proposed Financing Cash, Conventional, Other
Sold/Concession Remarks		
Original Price \$2,950,000	Listing Price \$2,495,000	Office Code