

FEATURES			
Style	Two Story	Architectural Style	Other
Heating/Fuel	Gas, Forced Air	Exterior	Wood, Other
Cooling	Central Air	Basement/Foundation	Crawl, Slab, Walk-Out
Water Heater:	Electric Yes Gas	Solar No	Tankless No
SALE INCLUDES Dishwasher, Refrigerator, Washer, Cooktop-Electric, Dryer-Electric, Pool Equipment, Range-Gas, Trash Compactor, Water Heater Electric, Gazebo			
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 So much to say about this wooded property with a private lake, regulation height basketball goal, in ground pool, and tennis courts! Only two and a half miles from College Mall and the new Whole Foods and just minutes to Indiana University. Offering a main house, studio-guest house and studio apartment plus multiple garages situated on nearly 13 acres, you will have a hard time deciding your favorite features. The main house features a contemporary design that beautifully interplays indoors and out while blending creatively with an Arts & Crafts style. Adding to the magic is an outdoor infrastructure of aggregate pathways leading to all of the recreational spaces including the shelter house, gazebo, picnic areas, enclosed lakeside summer house in the trees, private lake, fishing docks, sun decks and they even include a few bridges and rest benches along the way. This home once belonged to one of America's favorite rockers so creativity and positive energy flow freely. It's truly a great place to create, play, relax, live, retreat and simply be. Contact the listing agent for a full marketing package on this home.			
Directions to Property From the East side of Bloomington on State Road 46 go east until you see Bender Road on your right. The home will be the next blacktop driveway on your right.			
AGENT / BROKER INFO			
Occupancy Comments			
Owner RE License Y/N No			
Documents Available			
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 Appointment only with Listing Agent, Tracee Lutes, 812-322-2650.			
Agent Remarks			
BBC: 2.5%	List Agent: Tracee Lutes	Variable Rate	No
Listing Date 7/5/2017	Original List Agent: Tracee Lutes	IDX Include	Y
Expiration Date 1/5/2018	DOM / 21 / 370	Selling Agent:	
Pending Date	Total Concessions Paid:	Original Selling Agent:	
Closing Date		Existing Financing	
Co-Selling Agent		Proposed Financing	
Co-Selling Office			
Sold/Concession Remarks			
Original Price \$925,000	Listing Price \$925,000	Office Code	
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