

**Consumer Display**

<b>RESIDENTIAL</b>	<b>Site-Built Home</b>	<b>8521 E Alma Street</b>	<b>#</b>	<b>LP</b>	<b>\$770,000</b>
<b>201814270</b>	Active	<b>Nashville IN 47448</b>		<b>SP</b>	
				<b>Sold</b>	

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

**PREPARED BY**



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<b>Area</b>	Monroe County	<b>Total Rooms</b>	10
<b>Township</b>	Salt Creek	<b>Bedrooms</b>	4
<b>Zoning</b>		<b>Full Baths</b>	3
<b>Grid</b>		<b>Half Baths</b>	0
<b>Acres</b>	0.6600	<b>Total Baths</b>	3
<b>Lot Dimensions</b>	irregular	<b>Year Built</b>	1973
<b>Possession</b>	At Closing	<b>Days on Market</b>	131
<b>Subdivision</b>		<b># of Fireplaces</b>	1
<b>Location</b>	Lake, Rural	<b>Fireplace Details:</b>	
		Living/Great Rm, Wood Burning, One	



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** Unionville **Middle School** Tri-North **High School** Bloomington North

**Legal Description** Salt Creek Realty Section 1 Lots 5 & 6

<b>Annual Tax</b> \$6,362.16	<b>Assessment/Payment Year</b> 2015 payable 2016
<b>Tax Key</b> 53-07-35-201-020.000-014	<b>Exempt Type</b>
	<b>Agent/Owner Related Y/N</b> No

<b>Sewer</b> Private	<b>Well Type</b>	<b>Water Utility</b> Public
<b>Cable Ready</b> No	<b>Gas Fuel</b> No	<b>Electric Fuel</b> No

<b>Above Grade Finished SqFt</b> 2,900	<b>Above Grade Unfin. SqFt</b> 0
<b>Below Grade Finished SqFt</b> 1,402	<b>Below Grade Unfin. SqFt</b> 0
<b>Total Finished SqFt</b> 4,302	<b>Total Below Grade SqFt</b> 1,402
<b>Total SqFt</b> 4,302	<b>Upper Level SqFt (Finished)</b> 300
<b>Square Footage Source</b> Public Records	<b>Main Level SqFt (Finished)</b> 2,600

**APPROXIMATE ROOM DIMENSIONS**

	Length x Width	Level		Length x Width	Level
<b>1st Bdrm</b>	22 x 16	Main	<b>Breakfast Rm</b>	x	
<b>2nd Bdrm</b>	12 x 11	Basement	<b>Den</b>	16 x 9	Main
<b>3rd Bdrm</b>	13 x 12	Basement	<b>Dining Rm</b>	11 x 18	Main
<b>4th Bdrm</b>	17 x 10	Basement	<b>Family Rm</b>	30 x 18	Basement
<b>5th Bdrm</b>	x		<b>Loft</b>	26 x 12	Upper
<b>Living/Great Rm</b>	31 x 18	Main		x	
<b>Kitchen</b>	18 x 17	Main		x	
<b>Laundry Rm</b>	x	Main		x	
			<b>Rec Rm</b>	x	

<b>Garage Y/N</b> Yes	<b>Garage/# of Cars</b> 2.0	<b>Garage</b> 20 x 23	<b>Garage SqFt</b> 460.00	<b>Garage Type</b> Attached
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<b>Utility Providers</b>  <b>Water Utilitv</b> Public	<b>Energy Efficiency</b>  <b>Windows</b> No <b>Appliances</b> No <b>Doors</b> No <b>Electrical/Lighting</b> No	<b>HVAC</b> No <b>Insulation</b> No <b>Roofing</b> No <b>Thermostat/Controllers</b> No <b>Thermal Storage/ETS</b> No <b>Water Heater</b> No
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<b>HOA Dues \$</b> \$200.00	<b>HOA Dues Frequency</b> Monthly	<b>Other Fee Description</b>
<b>Other Fees \$</b>	<b>Other Fees Frequency</b>	
<b>Common Amenities</b>		

**AMENITIES** 1st Bdrm En Suite, Alarm System-Security, Ceiling-Cathedral, Ceiling Fan(s), Ceilings-Beamed, Dryer Hook Up Electric, Jet/Garden Tub, Split Br Floor Plan, Main Floor Laundry

**SALE INCLUDES** Dishwasher, Refrigerator, Washer, Window Treatments, Cooktop-Gas, Dehumidifier, Dryer-Electric, Oven-Double, Water Heater Electric, Window Treatment-Blinds

FEATURES				
<b>Style</b>	Two Story		<b>Architectural Style</b>	Contemporary, Lofted
<b>Heating/Fuel</b>	Propane, Forced Air		<b>Exterior</b>	Wood
<b>Cooling</b>	Central Air		<b>Basement/Foundation</b>	Walk-Out Basement, Finished
<b>Water Heater:</b>	<b>Electric</b>	Yes	<b>Solar</b>	No
	<b>Gas</b>	No	<b>Tankless</b>	No
<b>Basement Material</b>				Block
<b>Roof Material</b>				

Water Name	WATER FEATURES	LOT DESCRIPTION
Lake Monroe	Pier/Dock, Walk to Lake Access	Irregular, Partially Wooded, Lake, Water View
<b>Water Frontage</b> 50.00		
<b>Water Type</b> Lake		

**Remarks** Lake Monroe living at its best! This gorgeous lake home offers a year round unobstructed water view from every level. Enjoy the woods & the water from multiple decks, a screened porch, the gathering room, recreation room & the bedrooms. Completely rebuilt from the inside out with a pleasing combination of stone & wood, lighting & finishes bringing a rustic touch to an entirely new level of class & sophistication. The roof was raised & replaced & the house rebuilt(only laundry is original). Superb craftsmanship is experienced from fabulous hardwood floors spanning the main level to the custom built cabinetry; from the luxurious finishes in the baths to the warmth & beauty of the stone & wood fireplace & hearth; from the quality windows & doors to the solid surface counter tops & lighting to the solid decks, porches, railings & landscaping. The vaulted wood ceilings, open beams & huge walls of windows invite you into a keeping or gathering area with a kitchen area opening out to a dining area, gaming or conversation area, family room area all with open views of Lake Monroe. The kitchen is dreamy with a nice pantry, granite countertops, stainless appliances, double wall ovens, gas cooktop, 2 dishwashers, an enormous refrigerator, 2 work prep areas with sinks & a bar area. The master suite offers a spacious bedroom & bath, both with vaulted ceilings & hardwood floors, a spa tub for soaking, large sink & dressing area with ceramic tile tops & a water closet area with glass & tile shower & a wonderful walk-in closet. The laundry room is the perfect size & leads out to a garage-workshop that any tinkerer would love. There is another laundry on the lower level which also offers 3 bedrooms, lovely bath, storage, a huge recreation room & a nice wall of windows/doors that allow the open view of Lake Monroe & the decks to enjoy the peaceful wooded setting. There is a nice storage area that could easily be finished into an apartment over the garage area & a loft area inside the home that overlooks the keeping area below & provides a great spot for bunking up rambunctious crew for a visit. The grounds are simply perfect with woods, lawn, a gentle terrain to the water's edge, a koi pond (which has some really large residents), & stone retaining walls all tucked away from the world at the very end of a hardly traveled road. The boat and boat dock are not included with this price but can be purchased.

**Directions to Property** Take St. Rd 46 to TC Steele Rd. to Gilmore Ridge Dr. to E. Elkins Road to Forest Road which turns into Alma.

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