

RESIDENTIAL **Site-Built Home** **8521 E Alma Street** **LP \$839,900**
201647893 Active **Nashville IN 47448** **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
Township Salt Creek
Zoning
Acres 0.6600
Lot Dimensions irregular
Possession At Closing
Subdivision Carpenter
Location Lake, Rural

Total Rooms 10
Bedrooms 4
Full Baths 3
Half Baths 0
Total Baths 3
Year Built 1973
Fireplaces 1



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** Union Center **Middle School** Tri-North **High School** Bloomington North

Legal Description Salt Creek Realty Section 1 Lots 5 & 6

Annual Tax \$6,362.16 **Assessment/Payment Year** 2015 payable 2016
Tax Key 53-07-35-201-020.000-014 **Exempt Type**

Sewer Private **Well Type**
Cable Ready No **Gas Fuel** No **Water Utility** Public
Electric Fuel No

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

APPROXIMATE ROOM DIMENSIONS

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

Garage Y/N Yes **Garage/# of Cars** 2.0 **Garage** 20 x 23 **Garage SqFt** 460.00 **Garage Type** Attached

HOA Dues \$ \$200.00 **Assoc. Dues Frequency** Monthly **Other Fee Description**
Other Fees \$ **Other Fees Frequency**
Common Amenities

AMENITIES

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

FEATURES			
Style	Two Story	Architectural Style	Contemporary, Lofted
Heating/Fuel	Propane, Forced Air	Exterior	Wood
Cooling	Central Air	Basement/Foundation	Walk-Out Basement, Finished
Water Heater:	Electric Yes Gas Solar No	Tankless	No
SALE INCLUDES Dishwasher, Refrigerator, Washer, Window Treatments, Cooktop-Gas, Dehumidifier, Dryer-Electric, Oven-Double, Water Heater Electric, Window Treatment-Blinds			
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 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			
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.			
AGENT / BROKER INFO			
Occupancy Comments			
Owner RE License Y/N	No		
Documents Available	Sellers Disclosure		
REO Y/N	No	Short Sale Y/N	No
		Special Listing Cond.	None
Sched. Shwng by Email Y/N		Email Address	
Showing Instructions	CSS 317-955-5556 Appointment Only		Lockbox Type Mechanical/Combo
Agent Remarks See attached documentation of improvements & amenities.			
BBC:	3%	List Agent:	Tracee Lutes
Variable Rate	No	Original List Agent:	Tracee Lutes
Listing Date	10/7/2016	DOM /	292 / 480
Expiration Date	10/6/2017		
Pending Date		Total Concessions Paid:	
Closing Date		Selling Agent:	
Co-Selling Agent		Original Selling Agent:	
Co-Selling Office		Existing Financing	
Sold/Concession Remarks		Proposed Financing Cash, Conventional	
Original Price	\$839,900	Listing Price	\$839,900
		Office Code	
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