

201748175 Active 705 S Inverness Yorktown 47396 **\$460,000**

**Area** Delaware **Twp** Mt Pleasant  
**Sub** Woodland Trail  
**Class** RESIDENTIAL  
 Site-Built Home  
**Style** Two Story  
 Traditional  
**Yr Built** 1997  
**New Const.** No  
**Builder's Name**  
**#Rms** 12 **Bdrm** 5 **FBath** 4 **HBath** 1  
**Listing Cond** None **Short Sale** No **Reo** No  
**List Dt** 10/20/2017 **DOM** 2 **Original** \$460,000  
**Off Street Parking** Yes  
**Driveway**  
**Garage** Attached **# of Cars** 3.0 **Garage SqFt** 988.00  
**Possession** Negotiable  
**School District** Yorktown Community Schools  
**Elem** Pleasant View (K-2) Yorktown (3-5)



**Agent** HC 23 **Client** HC 1 **High** Yorktown **Unbranded Virtual Tour**

**List Team** **Assoc Doc** 1  
**List Agent** Steve Slavin - Cell: 317-701-5006  
**Co-Agent**  
**Listing Office** Coldwell Banker Lunsford - MAIN: 765-289-2228 **BBC** 3%  
**Variable Rate** No

**Total SqFt** 5,836  
**Total Fin SqFt** 5,836  
**AG Fin SqFt** 4,496  
**AG Unfin SqFt** 0  
**Main Lvl SqFt** 1,968  
**Upper Lvl SqFt** 2,528  
**BG SqFt** 1,340  
**BG Fin SqFt** 1,340  
**BG Unfin SqFt** 0  
**SqFt Source** Public Records  
**# AG Bdrm** 5  
**# BG Bdrm** 0  
**\$/AG SqFt** \$102.31

**Approx Acres** 0.4500  
**Lot Dimensions** 130x150  
**Approx. Lot Size SqFt** 19,602  
**Desc** Golf Frontage, Level, Partially Wooded, 0-2.9999  
**Lot #**  
**Location** City/Town/Suburb  
**Price/Acre** \$1,022,222.2  
**Fence** None  
**Outblid 1** None **SqFt**  
**Outblid 2** **SqFt**

**Legal** WOODLAND TRAILS SEC C LOT #58  
**Tax ID**  
**Parcel ID** 18-10-14-255-004.000-017  
**Parcel ID 2**  
**Ann Taxes** \$3,714.00 **Yr Payable** 2017  
**Assessed Value** \$390,800.00  
**Other Fees** **Frequency**  
**Description**  
**Owner RE License Y/N** No  
**Agent/Owner Related** No

**Assoc Dues**  
**Assoc Dues Freq** Not Applicabl  
**Assoc Restrictions**  
**Exemptions**  
 Homestead, Mortgage  
**Proposed Financing Types**  
 Cash, Conventional, VA  
[Schedule a Showing](#)  
**LB Location** Front Door  
**LB Type** Electronic Sentrilock

**Lv/Grt Rm** 17x12 Main  
**Family Rm** 22x17 Main  
**Kitchen** 15x13 Main  
**Dining Rm** 16x14 Main  
**Brkft Rm** 13x9 Main  
**Den** 11x10 Upper  
**1st Bdrm** 20x16 Upper  
**2nd Bdrm** 15x14 Upper  
**3rd Bdrm** 12x11 Upper  
**4th Bdrm** 16x12 Upper  
**5th Bdrm** 14x12 Upper  
**Loft** x  
**Ladry Rm** 5x5 Upper  
**Rec Rm** 25x13 Basement  
**Extra Rm** 23x13 Basement  
**Oth Rm1** 21x17 Basement  
**Oth Rm2** x  
**Oth Rm3** x  
**Excluded from Sale:**

**Fdn** Full Basement, Finished  
**Bsmt Material** Poured Concrete  
**Flooring** Hardwood Floors, Carpet, Tile, Vinyl  
**Exterior**  
 Brick, Vinyl  
**Roof**  
 Asphalt, Shingle  
**Heat/Fuel**  
 Gas, Forced Air  
**Cooling**  
 Central Air  
**Fireplace** Yes **Total #1**  
 Living/Great Rm, Gas Log, One  
**Water Utility** City  
**Sewer** City  
**Well Type** **Size**  
**Pool Type**  
**Common Amenities**  
 Golf Course

**Sale Includes**  
 Dishwasher, Microwave, Refrigerator, Window Treatments, Kitchen Exhaust Hood, Oven-Convection, Oven-Electric, Range-Electric, Sump Pump+Battery Backup, Water Filtration System, Water Heater Gas, Water Softener-Owned, Window Treatment-Blinds, Wine Chiller, Basketball Goal  
**Amenities**  
 1st Bdrm En Suite, Attic Storage, Built-In Bookcase, Built-In Entertainment Ct, Cable Available, Ceiling-9+, Ceiling-Tray, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Stone, Crown Molding, Deck Open, Detector-Smoke, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Jet Tub, Irrigation System, Landscaped, Range/Oven Hook Up Elec, Six Panel Doors, Twin Sink Vanity, Utility Sink, Wet Bar, Stand Up Shower, Tub and Separate Shower, Tub/Shower Combination, Formal Dining Room, Great Room, Sump Pump, Washer Hook-Up

**Energy Efficient**  
 Appliances, Doors, Electrical/Lighting, HVAC, Insulation, Roofing, Thermostat/Controllers, Water Heater, Windows  
**Hvac**  
 Ceiling Fan, High Efficiency Furnace  
**Energy Efficient Win/Doors**  
 Insulated Doors, Multi Pane Windows  
**Green Certifications**  
**Water Type**  
**Name**  
**Waterfront** No  
**Water Frontage**  
**Water Access**  
**Lake Type**  
**Features** None

**M Directions:** Nebo to Woodland Trails, S on St. Andrews, S on Inverness

This fantastic, updated one-owner home in Woodland Trails is ready for a new owner! This home features 5,836 SqFt of livable space (1,340 of this is finished in the basement), 5 bedrooms, 4.5 baths, 3 car garage, and is located on the Players Club Golf Course but away from ball flight. A brand new roof and gutters were just installed (10/17), and the home also has an amazing new kitchen installed by Scherrer Construction with granite tops and all new high-end appliances. To add icing on this cake, the home also has the most amazing updated office/wet bar off the front of the home with dual wine refrigerators and ample custom cabinets. Other notables: Newer Pella windows off the back of the home, one new furnace/AC from 2016, professional landscaping and hardscapes, Connect 4 Audio Equipment, mounted TV's stay, updated half-bath, expanded mud room storage, Willowbrook Interiors designed, tons of updated flooring, large finished sun room that's expanded to the living room, large master suite with it's own sitting room, and more. This is one of the best family oriented homes in the neighborhood! Call for an appointment today! MATTERPORT VIRTUAL TOUR NOW LIVE!

**Sell Team** **CoSell Agent** **Closing Date**  
**Sell Agent** **CoSell Office** **Selling Price**  
**Sell Office** **Conc Pd** **Appraiser** SF  
**How Sold** **Type** **SP/LP%** **Sold/Conc Rmks**

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