

MLS # 201814224 **Active** **Address** 12520 E Stanley Rd **City** Selma **Zip** 47383 **\$565,000**

Area Delaware County
Liberty
Twtp Liberty
Sub None
Class RESIDENTIAL
 Site-Built Home
Style Two Story
 Traditional



Yr Built 2004 **New Const.** No
#Rms 15 **Bdrm** 4 **FBath** 4 **HBath** 2
Fdn Full Basement, Finished



Bsmt Material Poured Concrete
Short Sale No **Reo** No
List Date 4/13/2018 **DOM** 2 **Original** \$565,000
Garage Attached **# of Cars** 3.0 **Garage SqFt** 962.00
Possession negotiable

Agent HC 34 **Client HC** 10

School District Liberty-Perry Community S.D.
Elem Selma

Midd Selma

High Wapahani

List Agent Steve Slavin - Cell: 317-701-5006

Assoc Doc 1

Co-Agent
Listing Office Coldwell Banker Lunsford - MAIN: 765-289-2228

Original MLS #

Total SqFt 6,640
Total Fin SqFt 6,348
AG Fin SqFt 4,348
AG Unfin SqFt 0
Main Lvl SqFt 2,292
Upper Lvl SqFt 2,056
BG SqFt 2,292
BG Fin SqFt 2,000
BG Unfin SqFt 292
SqFt Source Public Records
AG Bdrm 4
BG Bdrm 0
Prc/SqFt \$129.94

Approx Acres 11.2500
Lot Dimensions n/a
Approx. Lot Size SqFt 490,050
Lot Description
 Level, 10-14.999, Water View
Lot #
Location Rural
Fence None
Outblld 1 Outbuilding
Outblld 2
Off Street Parking

Legal Pt S Hlf SE Qtr S 23 T 20 R 11, 11.25 Ac.
Tax ID
Parcel ID 18-12-23-400-018.000-010
Parcel ID 2
Ann Taxes \$9,219.00 **Yr Payable** 2018
Assessed Value
Other Fees **Frequency**
Description
Owner RE License Y/N No
Agent/Owner Related No

Assoc Dues
Assoc Dues Freq Not Applicable
Assoc Restrictions
Exemptions
 No Exemptions
Proposed Financing Types
 Cash, Conventional
Auction No
Date **Time**
Reserved

Lv/Grt Rm 25x20Main
Family Rm x
Kitchen 18x16Main
Dining Rm 16x13Main
Brkft Rm x
Den 15x14Main
1st Bdrm 20x14Main
2nd Bdrm 15x14Upper
3rd Bdrm 15x12Upper
4th Bdrm 15x15Upper
5th Bdrm x
Loft x
Ladry Rm 12x7 Main
Rec Rm 24x19Basement
Extra Rm 23x18Basement
Oth Rm1 19x16Basement
Oth Rm2 14x15Basement
Oth Rm3 16x14Basement
Excluded from Sale:

Exterior
 Brick
Roof Asphalt, Shingle
Heat/Fuel
 Propane, Forced Air
Cooling
 Central Air
Fireplace Y **Total #1**
 Living/Great Rm, Gas Log, One
Water Utility Well
Sewer Septic
Well Type Private **Size**
Pool Type
Common Amenities

Sale Includes
 Dishwasher, Microwave, Refrigerator, Kitchen Exhaust Hood, Oven-Gas, Range-Gas, Satellite Equipment, Sump Pump, Water Heater Gas, Water Softener-Owned, Gazebo
Amenities
 1st Bdrm En Suite, Built-In Bookcase, Ceiling-9+, Ceiling-Tray, Ceiling Fan(s), Ceilings-Vaulted, Central Vacuum System, Closet(s) Walk-in, Countertops-Laminate, Deck Covered, Detector-Smoke, Disposal, Dryer Hook Up Gas/Elec, Garage Door Opener, Kitchen Island, Landscaped, Porch Covered, Range/Oven Hook Up Gas, Twin Sink Vanity, Utility Sink, Kitchenette, Stand Up Shower, Tub and Separate Shower, Tub/Shower Combination, Main Level Bedroom Suite, Formal Dining Room, Garage-Heated, Great Room, Main Floor Laundry, Sump Pump, Custom Cabinetry

Energy Efficient
 Appliances, Doors, Electrical/Lighting, HVAC, Insulation, Roofing, Water Heater, Windows
Hvac
 Ceiling Fan, High Efficiency Furnace
Energy Efficient Win/Doors
 Double Pane Windows, Insulated Doors
Green Certifications

M Directions: East on SR 32 to CR 700 E, South to Stanley Rd, East to property.

Priced to sell, this amazing property offers 6,348 Sq Ft of finished livable space (4,348 SqFt above ground and 2,000 finished in the basement), 4 or more bedrooms (2 more could be in the basement), 4 full baths and 2 half-baths, 11.25 acres (4 acres of pond), and a huge 80x40 barn. The seller would like to include nearly ALL furniture with an acceptable offer. There is a substantial amount of furniture in the home. SqFt numbers include a huge private bonus room above the garage (28x17) that would be great for a home business. The extra-wide driveway with retaining walls was added at substantial cost. The barn has a gravel floor, 10 horse stalls, lighting, and water. The pond was built by the owner and is partially shared with the owner to the West and is fed by its own private well. Other: Custom solid hickory main kitchen and other built-ins. Basement kitchen. Beautiful deck gazebo on the pond. Formal dining room, office or formal living room, 25ft ceiling in the great room, and master bedroom on the main floor. Laundry on the main floor with optional laundry space on 2nd floor. New softener to be installed soon. House was wired for security but removed.

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|--------------------|----------------------|-----------------------|
| Sell Agent | CoSell Agent | Closing Date |
| Sell Office | CoSell Office | Selling Price |
| How Sold | Type | SP/LP% |
| | | Conc Pd |
| | | Sold/Conc Rmks |

This report contains partial listing data. To view complete listing information view a full detail report.

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