

RESIDENTIAL FULL REPORT
302 Blue River Drive Unit/Apt #
Knightswn 46148



List Price	\$329,900	Orig \$	\$347,000	Status	Active
MLS #	202107815	Area	Henry County	Sale \$	
Orig MLS #		Type	Condo/Villa	DOM	558
Pend Date		Closing Date		LDR	3/12/2021 2:21 PM
Price Chg	6/1/2022	Buyer Off		Buyer Agt	
Fin. Code		Close Allw		BBC	2.5%
Descript		Township	Wayne	Water Frntg	No
REO Y/N	No	Garage/#	2.0	Type	Attached
Subd	None				
County	Henry County				
List Type	ERTS				

Property Information	
Ttl Fin SqFt	1,775
AG Fin SqFt	1,775
BG Fin SqFt	0
BG Unfin SqFt	0
Bsmt/Fnd	
Slab	
# Rooms	4
# Bedrooms	2
# Full Baths	2
# Half Baths	0
# Full Baths Main	2
# Full Baths Upper	0
# Full Baths Below Grade	0
Lot Dim	9456 sqft
Acres	0.2000
# Fireplaces	
Pool	No

Tax Information	
Annual Taxes	\$0.00
Assd Value \$	
Parcel# ID	33-16-34-110-119.000-002
EXEMPTIONS	No Exemptions
New Const	Custom
Possession	Day of Closing
HOA Dues \$	\$204.00
HOA Freq	Monthly
Year Built	2022
Water Utility	CITY
Sewer	CITY
Schools	
Schl Dist	C A Beard Memorial School...
Elem	Knightswn
Middle	Knightswn
High	Knightswn

Room Information		
Room	Dimensions	Level
Living/Great Rm	26 x 18	Main
Dining Rm	x	
Den	x	
Family Rm	x	
Kitchen	11 x 15	Main
Laundry Rm	6 x 8	Main
Breakfast Rm	x	
1st Bdrm	16 x 13	Main
2nd Bdrm	10 x 13	Main
3rd Bdrm	x	
4th Bdrm	x	
5th Bdrm	x	
Extra Rm	14 x 12	Main

Features:

BASEMENT/FOUNDATION Slab	AMENITIES Cable Available, Closet(s) Walk-in, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Kitchen Island, Porch Open, Range/Oven Hook Up Elec, Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up
ARCHITECTURAL STYLE Craftsman	DOCUMENTS AVAILABLE Association By-Laws, Floor Plan
HEATING/FUEL Electric, Forced Air	FENCE None
COOLING Central Air	ROOF MATERIAL Shingle
LOT DESCRIPTION 0-2.9999	LOCATION City/Town/Suburb
EXTERIOR Stone, Vinyl	
SALE INCLUDES Dishwasher, Microwave, Refrigerator, Oven-Electric, Range-Electric	

FIREPLACE None

Remarks The Tranquility the mid-size floor plan boasts 1775 square feet of living space which includes 2 bedrooms, 2 full baths, open living concept with stainless steel appliances, solid surface countertops, large living space with 9' ceilings, screened porch/patio, 2 car attached garage. Upgrades on countertops, cabinets, flooring, and fixtures. Primary bedroom features a full bath walk in closet Quality built by local builder/developer. Truly maintenance free living, each townhome is a member of the HOA, lawn care, snow removal, exterior maintenance are no longer your concern. Knightswn is a community nestled just off of US 40 and very close to I70. A quaint town with locally owned restaurants and shops, and less than an hour drive from Indianapolis International Airport. Conveniently located, downtown is within walking distance and River's Edge subdivision is located just across the street from the historic Hosier Gym. Please note: Pictures show a previously built Oasis Home and may include modifications to the base floorplan.

List Office	ERA Integrity Real Estate - MAIN: 765-529-2211	Office List No.	ME570
List Agent	Susan Neal - Cell: 765-524-5585	LB Descr	Electronic Senti...
Zoning			
Legal Description	PT-OL-5, 9&10 of Northeast Div. & PT NW 34-16-9 -(8.232A)		
Showing			
Directions	From SR 3/I 70 - Take SR 3 south to US 40. Turn right and take to S Adams Street. Take Adams street to Blue River Drive		
Unbranded VTour	Unbranded Virtual Tour	Unbranded Virtual Tour 2	