

**RESIDENTIAL FULL REPORT**  
**309 Blue River Drive Unit/Apt #**  
**Knightstwn 46148**



<b>List Price</b>	\$364,900	<b>Orig \$</b>	\$347,000	<b>Status</b>	Active
<b>MLS #</b>	202107829	<b>Area</b>	Henry County	<b>Sale \$</b>	
<b>Orig MLS #</b>		<b>Type</b>	Condo/Villa	<b>DOM</b>	558
<b>Pend Date</b>		<b>Closing Date</b>		<b>LDR</b>	3/12/2021 2:35 PM
<b>Price Chg</b>	4/1/2022	<b>Buyer Agt</b>		<b>Close Allw</b>	
<b>Buyer Off</b>		<b>BBC</b>	2.5%	<b>Township</b>	Wayne
<b>Fin. Code</b>		<b>Water Frntg</b>	No	<b>Garage/#</b>	2.0 <b>Type</b> Attached
<b>Descript</b>		<b>REO Y/N</b>	No		
<b>Subd</b>	None	<b>County</b>	Henry County		
<b>List Type</b>	ERTS				

Property Information	
<b>Ttl Fin SqFt</b>	2,100
<b>AG Fin SqFt</b>	2,100
<b>BG Fin SqFt</b>	0
<b>BG Unfin SqFt</b>	0
<b>Bsmt/Fnd</b>	Slab
<b># Rooms</b>	5
<b># Bedrooms</b>	2
<b># Full Baths</b>	2
<b># Half Baths</b>	0
<b># Full Baths Main</b>	2
<b># Full Baths Upper</b>	0
<b># Full Baths Below Grade</b>	0
<b>Lot Dim</b>	9456 sqft
<b>Acres</b>	0.2000
<b># Fireplaces</b>	
<b>Pool</b>	No

Tax Information	
<b>Annual Taxes</b>	\$0.00
<b>Assd Value \$</b>	
<b>Parcel# ID</b>	33-16-34-110-119.000-009
<b>EXEMPTIONS</b>	No Exemptions
<b>New Const</b>	Custom
<b>Possession</b>	Day of Closing
<b>HOA Dues \$</b>	\$204.00
<b>HOA Freq</b>	Monthly
<b>Year Built</b>	2022
<b>Water Utility</b>	CITY
<b>Sewer</b>	CITY
<b>Schools</b>	
<b>Schl Dist</b>	C A Beard Memorial School...
<b>Elem</b>	Knightstown
<b>Middle</b>	Knightstown
<b>High</b>	Knightstown

Room Information		
Room	Dimensions	Level
<b>Living/Great Rm</b>	26 x 18	Main
<b>Dining Rm</b>	x	
<b>Den</b>	x	
<b>Family Rm</b>	x	
<b>Kitchen</b>	12 x 15	Main
<b>Laundry Rm</b>	8 x 7	Main
<b>Breakfast Rm</b>	x	
<b>1st Bdrm</b>	16 x 15	Main
<b>2nd Bdrm</b>	12 x 12	Main
<b>3rd Bdrm</b>	x	
<b>4th Bdrm</b>	x	
<b>5th Bdrm</b>	x	
<b>Extra Rm</b>	14 x 12	Main

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

**Remarks** The Oasis floor plan boasts 2100 square feet of living space which includes 2 BR+flex room, 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. Knightstown is a community nestled just off of US 40 and very close to I70. Please note: Pictures show a previously built Oasis Home and may include modifications to the base floorplan.

<b>List Office</b>	ERA Integrity Real Estate - MAIN: 765-529-2211	<b>Office List No.</b>	ME570
<b>List Agent</b>	Susan Neal - Cell: 765-524-5585	<b>LB Descr</b>	Electronic Sentri...
<b>Zoning</b>	PT-OL-5, 9&10 of Northeast Div. & PT NW 34-16-9 -(8.232A)		
<b>Legal Description</b>	PT-OL-5, 9&10 of Northeast Div. & PT NW 34-16-9 -(8.232A)		
<b>Showing</b>			
<b>Directions</b>	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		
<b>Unbranded VTour</b>	Unbranded Virtual Tour	<b>Unbranded Virtual Tour 2</b>	