

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



List Price	\$314,900	Orig \$	\$299,900	Status	Active
MLS #	202107870	Area	Henry County	Sale \$	
Orig MLS #		Type	Condo/Villa	DOM	558
Pend Date		Closing Date		LDR	3/12/2021 4:13 PM
Price Chg	4/1/2022	Buyer Agt		Close Allw	
Buyer Off		BBC	2.5%	Township	Wayne
Fin. Code		Water Frntg	No	Garage/#	2.0 Type Attached
Descript		REO Y/N	No	List Type	ERTS
Subd	None				
County	Henry County				

Property Information	
Ttl Fin SqFt	1,761
AG Fin SqFt	1,761
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	0.17 acres
Acres	0.1700
# Fireplaces	
Pool	No

Tax Information	
Annual Taxes	\$0.00
Assd Value \$	
Parcel# ID	33-16-34-110-119.000-017
EXEMPTIONS	No Exemptions
New Const	Custom
Possession	Negotiable
HOA Dues \$	\$2,024.00
HOA Freq	Monthly
Year Built	2022
Water Utility	CITY
Sewer	CITY
Schools	
Schl Dist	C A Beard Memorial School...
Elem	Knightstown
Middle	Knightstown
High	Knightstown

Room Information		
Room	Dimensions	Level
Living/Great Rm	14 x 20	Main
Dining Rm	x	
Den	x	
Family Rm	x	
Kitchen	11 x 20	Main
Laundry Rm	6 x 10	Main
Breakfast Rm	x	
1st Bdrm	14 x 14	Main
2nd Bdrm	12 x 12	Main
3rd Bdrm	x	
4th Bdrm	x	
5th Bdrm	x	
Extra Rm	x	

Features:

BASEMENT/FOUNDATION Slab	AMENITIES Cable Available, Countertops-Solid Surf, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Range/Oven Hook Up Elec, Utility Sink, Main Level Bedroom Suite, Formal Dining Room, Main Floor Laundry
ARCHITECTURAL STYLE Craftsman	COMMON AMENITIES None
HEATING/FUEL Electric, Forced Air	DOCUMENTS AVAILABLE Association By-Laws, Floor Plan
COOLING Central Air	FENCE None
LOT DESCRIPTION 0-2.9999	ROOF MATERIAL Shingle
EXTERIOR Stone, Vinyl	LOCATION City/Town/Suburb
SALE INCLUDES Dishwasher, Microwave, Refrigerator, Oven-Electric, Range-Electric	

FIREPLACE None

Remarks The Cottage is the smallest floor plan at 1700 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,, 2 car attached garage. Quality built by local builder/developer. Truly maintenance free living, each townhome is an HOA member, 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. A quaint town with locally owned restaurants and shops, less than an hour drive from Indianapolis International Airport. Please note; pictures show a previously built Oasis home and may include modifications to the base floor plan.

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 Sentri...
Zoning	PT-OL-5, 9&10 of Northeast Div. & PT NW 34-16-9 -(8.232A)		
Legal Description	PT-OL-5, 9&10 of Northeast Div. & PT NW 34-16-9 -(8.232A)		
Showing			
Directions	From US 40 and SR 109, East on US 40 to Adams, North on Adams to Blue River Dr (across from the Academy) East on Blue River Drive.		
Unbranded VTour	Unbranded Virtual Tour	Unbranded Virtual Tour 2	