

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



<b>List Price</b>	\$314,900	<b>Orig \$</b>	\$299,900	<b>Status</b>	Active
<b>MLS #</b>	202107819	<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 2:24 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>Descript</b>		<b>Type</b>	Attached		
<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>	1,761
<b>AG Fin SqFt</b>	1,761
<b>BG Fin SqFt</b>	0
<b>BG Unfin SqFt</b>	0
<b>Bsmt/Fnd</b>	
Slab	
<b># Rooms</b>	4
<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>	0.17 acres
<b>Acres</b>	0.1700
<b># Fireplaces</b>	
<b>Pool</b>	No

Tax Information	
<b>Annual Taxes</b>	\$0.00
<b>Assd Value \$</b>	
<b>Parcel# ID</b>	33-16-34-110-119.000-022
<b>EXEMPTIONS</b>	
No Exemptions	
<b>New Const</b>	Custom
<b>Possession</b>	Negotiable
<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>	14 x 20	Main
<b>Dining Rm</b>	x	
<b>Den</b>	x	
<b>Family Rm</b>	x	
<b>Kitchen</b>	11 x 20	Main
<b>Laundry Rm</b>	6 x 10	Main
<b>Breakfast Rm</b>	x	
<b>1st Bdrm</b>	14 x 14	Main
<b>2nd Bdrm</b>	12 x 12	Main
<b>3rd Bdrm</b>	x	
<b>4th Bdrm</b>	x	
<b>5th Bdrm</b>	x	
	x	
	x	
	x	
<b>Extra Rm</b>	x	

**Features:**

<b>BASEMENT/FOUNDATION</b> Slab	<b>AMENITIES</b> 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
<b>ARCHITECTURAL STYLE</b> Craftsman	<b>COMMON AMENITIES</b> None
<b>HEATING/FUEL</b> Electric, Forced Air	<b>DOCUMENTS AVAILABLE</b> Association By-Laws, Floor Plan
<b>COOLING</b> Central Air	<b>FENCE</b> None
<b>LOT DESCRIPTION</b> 0-2.9999	<b>ROOF MATERIAL</b> Shingle
<b>EXTERIOR</b> Stone, Vinyl	<b>LOCATION</b> City/Town/Suburb
<b>SALE INCLUDES</b> 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.

<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>			
<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 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.		
<b>Unbranded VTour</b>	Unbranded Virtual Tour	<b>Unbranded Virtual Tour 2</b>	