

15380 Fenchurch Dr, Westfield, IN 46074-7971

Status: **Active**

Prop Sub/Trans: **Single Family Residential/For Sale**
School Dist: **Westfield-Washington Schools**
Schools:
Subdivision: **Harmony**
Legal Desc: **Acreage .13, Section 16, Township 18, Range 3, Harmony, Section 7B, Lot 527**
Bldr/Prjct/Cont:

Media: **43**
Area: **2913 - Hamilton - Washington**
New Const: **No**

Listing ID: **21958733** List/MoRnt \$: **\$685,000**
DOM/CDOM: **1/1** Year Built: **2021**
Lot Number: **527**
Est.Comp. Date:
MultiTax ID: Solid Waste: **No**
Tax Year Due: **2022**



Tax ID: **290916016026000015**
Semi Tax: **\$1,566.06**
Tax Exempt: **Homestead Tax Exemption**

	SqFt
Main SqFt:	1,281
Upper SqFt:	1,194
Total Main & Upper SqFt:	2,475
Below Grade Area SqFt:	1,042
% Below Grade Finished:	100
Apprx Below Grade Finished SqFt:	1,042
Apprx Total Finished SqFt:	3,517
Total SqFt:	3,517
Source:	Builder

	#	FB	#	HB	#	BD	#	RM
Upper:	2	0	3	4				
Main:	0	1	0	4				
M/U Ttl:	2	1	3	8				
Bsmt:	1	0	1	2				
Total:	3	1	4	10				

Beds: **4**
Baths: **3/1**
Rooms: **10**
Floor #:
Levels: **2 Levels**
Unit Entry Lvl:

Public Open House schedule:

01/21/2024 from 1:00 PM to 3:00 PM, refreshments offered

Garage: **Yes**
Garage Spaces: **3**
Parking Features: **Attached**
Fireplaces: **1**
Fireplace Features: **Family Room Fireplace, Fireplace Insert, Gas Starter Fireplace**
Basement: **9 feet+Ceiling, Egress Windows, Finished, Full**
Foundation: **Basement Poured Concrete**

Room Information

Room Type	Dimensions	Level	Floors	Room Type	Dimensions	Level	Floors
Primary Bedroom	15x15	Upper	Carpet	Dining Room	12x13	Main	Laminated Hardwood
Kitchen	11x15	Main	Laminated Hardwood	Office	14x13	Main	Laminated Hardwood
Bedroom 2nd	10x13	Upper	Carpet	Bedroom 3rd	11x11	Upper	Carpet
Rec/Play Room	24x18	Basement	Carpet	Family Room	15x17	Main	Laminated Hardwood
Loft	11x20	Upper	Carpet				

Directions

GPS Friendly

Public Remarks

This beautiful David Weekley home in the vibrant Harmony community will wow you! Built in 2021, you'll enjoy a newer home with its added upgrades. The 10 ft ceilings and large windows make the main floor feel airy and bright. You'll love the open concept living and how friends and family can gather around the oversized island while you cook in your gourmet kitchen. The main floor office is separate, perfect for anyone working from home and includes French doors. Upstairs is a loft, laundry room, 2 bedrooms, a full bath and the primary suite with its 2 walk-in closets and gorgeous bathroom complete with dual sinks and a dreamy walk-in shower. Full finished basement includes a perfect rec room, 4th bedroom & full bath. Plenty of room for stor...

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

Showings to start Thursday, 1/18. Prelim title at First American & earnest money to be held at title. Sellers can close after 3/6/24. Please send offers to info@aabindy.com

Description

Condo Type:	No	Condo Descrip:	
Property Attached YN:	No	Common Walls:	
Construction Materials:	Brick, Composition Siding Cement	Arch Style:	Traditional American
Lifestyle:		Porch:	Covered Patio, Covered Porch
Primary Bedroom:	Bedroom 2nd Primary, Closet Walk in, Shower Stall Full, Sinks Double, Suite	Eating Area:	Formal Dining Room
Appliances:	Cook Top Gas, Dishwasher, Dryer, Garbage Disposal, Gas Water Heater, Microwave, Oven Built In, Oven Double, Range Hood Fan, Refrigerator, Washer, Water Heater, Water Softener Paid	Interior Features:	Attic Access, Ceiling Tray, Center Island, Entrance Foyer, High Speed Internet Avail, Pantry, Programmable Thermostat, Screens Complete, Walk In Closet, Windows Vinyl
Equipment:		Laundry Features:	Laundry Room, Laundry Room Upstairs
Security Features:		Accessibility Features:	
Lot Info:		Exterior Features:	
Waterfront:		Pool Features:	Yes /
Road Frontage Type:		Horse Amen:	None
Lot Size: 5,663			

Acres: **<1/4 Acre**

of Acres: **0.13**

Utilities/Environmental

Utilities:
Heating: **Dual System, Forced Air, Gas, High Efficiency (90%+ AFUE)**
Cooling: **Central Electric**
Fuel:
Primary Wtr Source: **Municipal Water Connected** Green Certificate: **No**
Primary Sewage Disp: **Municipal Sewer Connected**

Financial/Association Information

Possible Financing:
Ownership Int: **Mandatory Fee**
Fee Includes:
Mgmt Co.:

Fee Paid: **Annually**
HOA Disclsr:

Fee Amnt: **\$600**

Mgmt Phone:

Showing Information

Showing Service: **Broker Bay**

Showings Phone: **(317) 218-0600**

Contract/Office Information

List Type: **Exclusive Right to Sell**

Circumstances of Sale:

Listing Terms:

LOfc: **EXPL09: eXp Realty, LLC**

LAgt: **34770: Dawn Fisher**

Team:

CoAgt: **36195: Molly Babczak**

BAC: **2.5%**

Disc:

FHA Cert:

Ph:

Ph: **(317) 945-3851**

Ph: **(317) 750-8671**

Var: **No**

Insp/Warr:

Spec. List. Conditions:

Poss: **At Closing**

Fax:

Listed: **01/17/2024**

Entered: **01/17/2024**

TOM Dt:

WD:

XD: **07/17/2024**

Change: **01/17/2024**

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Prepared By: Molly Babczak | eXp Realty, LLC | 01/17/2024 01:54 PM