

**2455 Centenary Dr, Carmel, IN 46032-4015**

Status: **Active**

Prop Sub/Trans: **Single Family Residential/For Sale**  
 School Dist: **Carmel Clay Schools**

Media: **42**  
 Area: **2910 - Hamilton - Clay**

Listing ID: **21970711**List/MoRnt \$: **\$399,000**  
 DOM/CDOM: **1/1** Year Built: **1967**

Schools: **Forest Dale Elementary School//Carmel Middle School/Carmel High School**

Subdivision: **Holiday Hills & Dales**

Lot Number: **63**

Legal Desc: **Acreage .00, Section 7, Township 17, Range 4, Holaday Hills & Dales, Section 2, Lot 63**

New Const: **No**

Est.Comp. Date:

Bldr/Prjct/Cont:

Tax ID: **291407107006000018**

MultiTax ID:

Solid Waste: **Yes**

Semi Tax: **\$1,396.00**

Tax Year Due: **2023**

Tax Exempt:



	SqFt	#	FB#	HB#	BD#	RM
Main SqFt:	<b>1,595</b>	Upper:	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Upper SqFt:	<b>0</b>	Main:	<b>2</b>	<b>0</b>	<b>3</b>	<b>6</b>
Total Main & Upper SqFt:	<b>1,595</b>	M/U Ttl:	<b>2</b>	<b>0</b>	<b>3</b>	<b>6</b>
Below Grade Area SqFt:		Bsmt:	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
% Below Grade Finished:		Total:	<b>2</b>	<b>0</b>	<b>3</b>	<b>6</b>
Apprx Below Grade Finished SqFt:						
Apprx Total Finished SqFt:	<b>1,595</b>					
Total SqFt:	<b>1,595</b>					
Source:	<b>Assessor</b>					

Beds: **3**  
 Baths: **2/0**  
 # Rooms: **6**  
 Floor #:  
 Levels: **1 Level**  
 Unit Entry Lvl:

**Public Open House schedule:**

04/20/2024 from 1:00 PM to 4:00 PM, refreshments offered

Garage: **Yes**  
 Garage Spaces: **2**  
 Parking Features: **Detached**  
 Fireplaces: **1**  
 Fireplace Features: **Family Room Fireplace, Wood Burning Fireplace**  
 Basement:  
 Foundation: **Crawl**

Room Information

Room Type	Dimensions	Level	Floors	Room Type	Dimensions	Level	Floors
<b>Kitchen</b>	<b>18x11</b>	<b>Main</b>	<b>Tile-Ceramic</b>	<b>Primary Bedroom</b>	<b>13x10</b>	<b>Main</b>	<b>Vinyl Hardwood</b>
<b>Bedroom 2nd</b>	<b>11x11</b>	<b>Main</b>	<b>Vinyl Hardwood</b>	<b>Bedroom 3rd</b>	<b>10x9</b>	<b>Main</b>	<b>Vinyl Hardwood</b>
<b>Dining Room</b>	<b>19x11</b>	<b>Main</b>	<b>Vinyl Hardwood</b>	<b>Family Room</b>	<b>23x16</b>	<b>Main</b>	<b>VinylHardwood</b>

Directions

**GPS Friendly**

Public Remarks

**A true unicorn house!!!! Gorgeous brick ranch on over half an acre with NO HOA in award winning Carmel Clay School district! You'll be dazzled at the curb appeal featuring white painted brick, brand new black windows & thoughtful landscaping. Just about everything has been updated - including the roof, gutters, spouts, doors, flooring, water heater, water softener & windows with a 20 year warranty! With abundant natural light, you can finally give houseplant ownership a try. Featuring 3 bedrooms and 2 full baths. A true outdoor oasis awaits with an expansive deck & all the green space you could dream of! Enjoy the serenity of nature, summer BBQs & bonfires in your new backyard. All of this in one of America's Best Places to Live!**

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

**Offers due Sunday 4/21 at 12pm. Please include response time of 5pm. EM to be held at the title company and prelim title ordered with First American Title. Sellers prefer possession until May 31st due to their work & relocation schedules but can close earlier. Showings will start on Friday, April 19th.**

Description

Condo Type:	Condo Descrip:
Property Attached YN: <b>No</b>	Common Walls:
Construction Materials: <b>Brick</b>	Arch Style:
Lifestyle:	Porch:
Primary Bedroom:	Eating Area:
Primary Bathroom:	Interior Features:
Appliances:	Laundry Features:
	Accessibility Features:
Equipment:	Exterior Features:
Security Features:	Fence Details:
Lot Info:	Private Pool:
Waterfront:	Horse Amen:
Road Frontage Type:	
Lot Size: <b>23,958</b>	

Acres: **1/2-1 Acre**

# of Acres: **0.55**

Utilities/Environmental

Utilities:  
 Heating: **Forced Air, Gas**  
 Cooling: **Central Electric**  
 Fuel:  
 Primary Wtr Source: **Private Well**  
 Primary Sewage Disp: **Septic**  
 Green Certificate: **No**

Financial/Association Information

Possible Financing:  
 Ownership Int:  
 Fee Includes:  
 Mgmt Co.:  
 Fee Paid:  
 HOA Disclsr:  
 Mgmt Phone:  
 Fee Amnt:

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: **36195: Molly Babczak**

Team:

CoAgt: **34770: Dawn Fisher**

BAC: **3%**

Var: **No**

Insp/Warr:

Disc:

Spec. List. Conditions:

FHA Cert:

Poss: **Negotiable**

Ph:

Fax:

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

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

Listed: **04/18/2024**

Entered: **04/18/2024**

TOM Dt:

WD:

XD: **10/01/2024**

Change: **04/18/2024**

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Prepared By: Molly Babczak | eXp Realty, LLC | 04/18/2024 04:48 PM