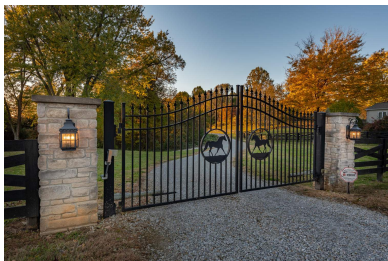


RESIDENTIAL	Site-Built Home	8400 S Fairfax Road	LP \$1,799,999
201855050	Active	Bloomington IN 47401	SP

List Office	RE/MAX Acclaimed Properties	List Agent	Tracee Lutes	List Agent ID	RB14009563
List Office ID	BL30101780	Phone	Cell: 812-322-2650		
Phone/Fax	Off: 812-332-3001	E-mail	tlutes@homefinder.org		
	Fax: 812-332-3015	Co-List Agent/Agency			



Area	Monroe County	Total Rooms	15
Township	Clear Creek	Bedrooms	3
Zoning		Full Baths	3
Acres	31.5500	Half Baths	1
Lot Dimensions	irregular	Total Baths	4
Possession	negotable	Year Built	2014
Subdivision	None	Fireplaces	1
Location	Rural		



Unbranded Virtual Tour

NOTE: Due to school redistricting, schools identified with this listing may be subject to change. Please confirm School District with the school corporation.

School District	Monroe County	Elementary	Lakeview	Middle School	Jackson Creek	High School	Bloomington South
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Legal Description

Annual Tax	\$10,276.24	Assessment/Payment Year	2018
Tax Key	53-11-14-300-014.000-006	Exempt Type	Geothermal, Homestead, Mortgage

Sewer	Septic	Well Type		Water Utility	City
Cable Ready	No	Gas Fuel	No	Electric Fuel	No

Above Grade Finished SqFt	6,826	Above Grade Unfin. SqFt	0
Below Grade Finished SqFt	0	Below Grade Unfin. SqFt	0
Total Finished SqFt	6,826	Total Below Grade SqFt	0
Total SqFt	6,826	Upper Level SqFt (Finished)	2,183
Square Footage Source		Main Level SqFt (Finished)	4,643

APPROXIMATE ROOM DIMENSIONS

	Length x Width	Level		Length x Width	Level
1st Bdrm	17 x 17	Main	Breakfast Rm	14 x 14	Main
2nd Bdrm	17 x 15	Main	Den	14 x 14	Main
3rd Bdrm	12 x 17	Upper	Dining Rm	11 x 14	Main
4th Bdrm	x		Family Rm	x	
5th Bdrm	x		Loft	15 x 23	Upper
Living/Great Rm	17 x 18	Main	Safe Room	8 x 11	Main
Kitchen	21 x 14	Main	Rec Rm	x	
Laundry Rm	10 x 8	Main	Butler Pantry	8 x 11	Main
			Foyer Area	8 x 12	Main

Garage Y/N	Yes	Garage/# of Cars	7.0	Garage	21 x 46	Garage SqFt	966.00	Garage Type	Attached
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HOA Dues \$	Assoc. Dues Frequency	Not Applicable	Other Fee Description
Other Fees \$	Other Fees Frequency		
Common Amenities			

AMENITIES

AMENITIES 1st Bdrm En Suite, Alarm System-Security, Breakfast Bar, Ceiling-9+, Ceiling-Tray, Ceilings-Vaulted, Closet(s) Walk-in, Countertops-Solid Surf, Countertops-Stone, Deck Covered, Detector-Smoke, Eat-In Kitchen, Garage Door Opener, Landscaped, Open Floor Plan, Pantry-Walk In, Patio Covered, Patio Open, Porch Covered, Porch Open, Utility Sink, RV Parking, Stand Up Shower, Tub and Separate Shower, Tub/Shower Combination, Main Level Bedroom Suite, Great Room, Main Floor Laundry

FLOORING Hardwood Floors, Tile, Other

FEATURES							
Style	Two Story			Architectural Style	Ranch		
Heating/Fuel	Geothermal			Exterior	Brick, Metal		
Cooling	Central Air			Basement/Foundation	Crawl		
Water Heater:	Electric	No	Gas	Water	Solar	No	Tankless No

ENRGY EFFCNT WIN/DOORS Insulated Doors, Insulated Glass Windows

SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Window Treatments, Kitchen Exhaust Hood, Range-Gas, Water Heater Gas

Remarks This country estate is one of the finest horse properties to be offered in Southern Indiana. Situated between Bloomington and Lake Monroe on over 34 acres of manicured grounds, this nearly new custom home is extremely well built, the design is superb, the finishes are original and creative, the features and amenities are plentiful. This one and a half story home offers an open and easy floor plan. The great room has a vaulted ceiling and fireplace. A separate dining room is open to the great room. A huge custom kitchen has an abundance of cabinetry and limestone counter tops, a breakfast nook, breakfast bar & butler's pantry. The main level master suite offers a luxurious master bath, with a walk-through rain shower, soaking tub, kitchenette, and huge double walk-in closets. Another main level bedroom suite offers it's own full bath and walk-in closet. The upstairs bonus room can be a home theater or recreation room and there's an adjacent bedroom/study with access to a 3rd full bath. Massive storage with huge walk-in closets and a panic room. Large brick-floored screened porch, huge covered and open patio areas with outdoor kitchen. 3 car garage. Professionally landscaped with stone terracing. First class Monitor Style horse barn with huge garage & living/guest/caretaker quarters with 2-story lofted great room that includes fully equipped kitchen, bedroom, study, and full bath. Attached 30' x 45' garage. Great room has a picture window that looks out to the 64' x 160' indoor riding arena. 5 stalls, wash bay, tack room, hay loft, utility room/bath, tons of storage. Outdoor dressage arena, dry lot, paddocks & pastures, machine shed. Electronic gate entrance, approximately 6,000 feet of board fence. This property looks like a Lexington, KY horse farm! There are many ways to utilize this property if an equestrian lifestyle is not your interest. Please see the attached documentation for a more detailed overview of the property.

Directions to Property From Old St. Rd. 37 South/East on Fairfax Road. Property is on the Right.

AGENT / BROKER INFO

Occupancy Comments Owner Occupied

Owner RE License Y/N No

Documents Available Sellers Disclosure

REO Y/N No

Short Sale Y/N No

Special Listing Cond. None

Sched. Shwng by Email Y/N

Email Address

Lockbox Type Electronic Supra

Showing Instructions By Appt Only. Contact Tracee at 812-322-2650 or tracee@traceelutes.com. Qualified buyer's only.

Agent Remarks This is a truly unique property. Very special. Builder was Rubicon. Owner added many very special touches throughout the house that he made himself and those touches are unique and well crafted.

BBC: 2%

Listing Date 12/29/2018

List Agent Tracee Lutes

Variable Rate No

Expiration Date 12/27/2019

Original List Agent: Tracee Lutes

IDX Include Y

Pending Date

DOM / 12 / 12

Selling Agent

Closing Date

Total Concessions Paid:

Original Selling Agent:

Co-Selling Agent

Existing Financing

Co-Selling Office

Proposed Financing

Sold/Concession Remarks

Agent Code

Original Price \$1,799,999

Listing Price \$1,799,999

Office Code