

RESIDENTIAL 202617571	Site-Built Home Active	3555 E Ramp Creek Road Bloomington IN 47401	LP \$695,000 SP
List Office	Sterling Real Estate	List Agent	Trish Sterling
List Office ID	BL30100850	Phone	Cell: 812-327-5431
Phone/Fax	Off: 812-333-1966	E-mail	trish@trishsterling.com
	Fax: 812-330-2145	Co-List Agent/Agency	
		List Agent - License ID	RB14027795



Area	Monroe County
Township	Clear Creek
Zoning	
Acres	5.8700
Lot Dimensions	irregular
Possession	negotiable
Subdivision	None
Location	Lake, Rural

Total Rooms	12
Bedrooms	4
Full Baths	4
Half Baths	1
Total Baths	5
Year Built	1978
Fireplaces	1



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 004-01570-00 PT NE SW 2-7-1W 5.87A PLAT 22 & 21

Annual Tax	\$5,366.64	Assessment/Payment Year	2026
Tax Key	53-11-02-300-021.000-006	Exempt Type	Homestead

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

Above Grade Finished SqFt	4,773	Above Grade Unfin. SqFt	0
Below Grade Finished SqFt	0	Below Grade Unfin. SqFt	0
Total Finished SqFt	4,773	Total Below Grade SqFt	0
Total SqFt	4,773	Upper Level SqFt (Finished)	808
Square Footage Source	Public Records	Main Level SqFt (Finished)	3,965

APPROXIMATE ROOM DIMENSIONS

	Length x Width	Level		Length x Width	Level
1st Bdrm	25 x 18	Main	Breakfast Rm	x	
2nd Bdrm	15 x 12	Main	Den	17 x 11	Main
3rd Bdrm	17 x 15	Upper	Dining Rm	14 x 13	Main
4th Bdrm	8 x 6	Upper	Family Rm	31 x 32	Main
5th Bdrm	x		Loft	x	
Living/Great Rm	30 x 22	Main		x	
Kitchen	28 x 14	Main	Rec Rm	x	
Laundry Rm	x	Main	Loft	15 x 9	Upper
				x	

Garage Y/N	Yes	Garage/# of Cars	3.0	Garage	40 x 20	Garage SqFt	800.00	Garage Type	Detached
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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, Built-In Bookcase, Built-in Desk, Cable Available, Cable Ready, Countertops-Solid Surf, Foyer Entry, Patio Open, Porch Covered, Tub /Shower Combination, Main Level Bedroom Suite, Formal Dining Room, Main Floor Laundry, Sump Pump, Jack & Jill Bath

FLOORING Hardwood Floors, Carpet, Tile

FEATURES				
Style	One and Half Story		Architectural Style	Contemporary
Heating/Fuel	Heat Pump		Exterior	Cedar
Cooling	Central Air		Basement/Foundation	Crawl, Partial Basement,
Water Heater:	Electric No	Gas	Solar No	Tankless No
SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Window Treatments, Dryer-Electric, Kitchen Exhaust Hood, Range-Gas				
Utility Providers CABLE COMPANY Smithville Communications ELECTRIC COMPANY Duke Energy Indiana GAS COMPANY Clarks LP Gas WATER COMPANY Southern Monroe Water			Energy Efficient Features Appliances No Doors No Electrical/Lighting No HVAC No Insulation No Roofing No Thermostat/Controllers No Thermal Storage/ETS No Water Heater No Windows No	
Remarks Set on nearly 6 wooded acres, this contemporary custom home offers 4 bedrooms and 4.5 baths in a serene, retreat-like setting. Thoughtfully designed with expansive windows and generous skylights, the home is filled with natural light and seamlessly blends indoor and outdoor living. The main level welcomes you with a slate tile entry and an updated chef's kitchen featuring cherry cabinetry, granite countertops, skylights, newer appliances including a gas cooktop, and double ovens. The spacious living room showcases a dramatic wall of windows, a fireplace, and flexible gathering spaces ideal for both entertaining and everyday living. A den is tucked just off the main living area. The primary suite is a private sanctuary with vaulted ceilings and French doors leading outside to peaceful creek views. The suite also includes an updated bath and a large walk-in closet. On the opposite side of the home, you'll find a second ensuite bedroom and an expansive family room complete with a built-in wet bar overlooking the gardens. Upstairs, accessed by either a spiral staircase or traditional staircase, are two additional bedrooms, two full baths, and a charming loft space perfect for storage, a reading nook, or additional sleeping quarters. Multiple outdoor deck areas provide beautiful wooded views and exceptional spaces for relaxing or entertaining. The property has a 3-car detached garage. Recent updates include two new furnaces, a new water heater, radon mitigation system, new carpeting, and a new air conditioner. Located in less than half mile to Lake Monroe, and in Lakeview, Batchelor and Bloomington South School district.				
Directions to Property Walnut to Fairfax. Fairfax to Ramp Creek Road. Left on Ramp Creek, drive less than a mile, home is on the left.				
AGENT / BROKER INFO				
Occupancy Comments Owner Owner RE License Y/N No Documents Available REO Y/N No Short Sale Y/N No Special Listing Cond. None				
Sched. Shwng by Email Y/N Yes Email Address trish@trishsterling.com Lockbox Type Electronic Supra Showing Instructions Must have approval for all showings, lock box on front porch				
Agent Remarks Original small home was built in 1924, but floor plan completely changed and added on to in 1978. Please see attached list of improvements since 2022 Small storage area under dining floor, previously used as wine cellar. One Crawlspace in Primary Bedroom closet, small crawl				
Seller Concession Amount \$ Listing Date 5/11/2026 Original List Agent: Trish Sterling Expiration Date 11/10/2026 DOM / 65 / 65 Pending Date Closing Date Co-Selling Agent Co-Selling Office Sold/Concession Remarks Original Price \$725,000 Seller Concessions Offer Y/N N IDX Include Y Selling Agent: Original Selling Agent: Existing Financing Proposed Financing Office Code Total Concessions Paid: Listing Price \$695,000				

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