

RESIDENTIAL 202627039	Site-Built Home Active	109 E Blue Ridge Drive Bloomington IN 47408	LP \$649,900 SP
List Office	Sterling Real Estate	List Agent	Trish Sterling
List Office ID	BL30100850	Phone	Cell: 812-327-5431
Phone/Fax	Offc: 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	Bloomington
Zoning	
Acres	0.7100
Lot Dimensions	irregular
Possession	Negotiable
Subdivision	Blue Ridge Estates
Location	City/Town/Suburb, Near College Campus

Total Rooms	10
Bedrooms	3
Full Baths	3
Half Baths	1
Total Baths	4
Year Built	1976
Fireplaces	2



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	Marlin	Middle School	Tri-North	High School	Bloomington North
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Legal Description 013-27940-00 BLUE RIDGE ESTATES 2ND LOT 135

Annual Tax	\$6,175.00	Assessment/Payment Year	2026
Tax Key	53-05-21-303-028.000-005	Exempt Type	Homestead

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

Above Grade Finished SqFt	3,104	Above Grade Unfin. SqFt	0
Below Grade Finished SqFt	790	Below Grade Unfin. SqFt	350
Total Finished SqFt	3,894	Total Below Grade SqFt	1,140
Total SqFt	4,244	Upper Level SqFt (Finished)	1,353
Square Footage Source	Public Records	Main Level SqFt (Finished)	1,751

APPROXIMATE ROOM DIMENSIONS

	Length x Width	Level		Length x Width	Level
1st Bdrm	16 x 16	Upper	Breakfast Rm	12 x 10	Main
2nd Bdrm	15 x 12	Upper	Den	x	
3rd Bdrm	15 x 11	Upper	Dining Rm	16 x 12	Main
4th Bdrm	x		Family Rm	16 x 16	Main
5th Bdrm	x		Loft	x	
Living/Great Rm	23 x 16	Main	Bonus Space	35 x 12	Upper
Kitchen	16 x 11	Main	Rec Rm	24 x 23	Basement
Laundry Rm	10 x 6	Main	Sun Room	16 x 8	Main
			Sauna	8 x 8	Basement

Garage Y/N	Yes	Garage/# of Cars	2.0	Garage	24 x 25	Garage SqFt	600.00	Garage Type	Attached
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HOA Dues \$		Assoc. Dues Frequency	Not Applicable	Other Fee Description	voluntary HOA fee
Other Fees \$		Other Fees Frequency			
Common Amenities					

AMENITIES

AMENITIES 1st Bdrm En Suite, Bar, Built-In Bookcase, Cable Available, Cable Ready, Closet(s) Walk-in, Countertops-Solid Surf, Crown Molding, Deck Open, Detector -Smoke, Disposal, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Garden Tub, Landscaped, Open Floor Plan, Skylight(s), Utility Sink, Wet Bar, RV Parking, Stand Up Shower, Tub and Separate Shower, Tub/Shower Combination, Formal Dining Room, Main Floor Laundry

FLOORING Carpet, Laminate, Tile

FEATURES			
Style	Two Story		Architectural Style
Heating/Fuel	Conventional, Forced Air		Exterior Vinyl
Cooling	Central Air		Basement/Foundation Crawl, Full Basement,
Water Heater:	Electric Yes Gas Solar No	Tankless No	
SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Window Treatments, Dryer-Electric, Kitchen Exhaust Downdraft, Oven-Convection, Range-Electric, Sump Pump, Water Heater Electric, Sauna			
Utility Providers CABLE COMPANY Comcast/Xfinity, Smithville Communications ELECTRIC COMPANY Duke Energy Indiana GAS COMPANY CenterPoint Energy WATER COMPANY Bloomington City Utility		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 Stunning architectural transformation meets total peace of mind in Blue Ridge Estates. Located on a corner lot in the desirable Blue Ridge Estates neighborhood, this beautifully updated two-story home with a finished walkout basement offers modern finishes and almost 4,000 finished square feet of living space. The main level welcomes guests with a spacious foyer and features a formal dining room, a living room with a fireplace, and an enclosed sun porch. The completely reimagined, wide-open floor plan seamlessly unites the kitchen, breakfast room, and family room—perfect for modern living and entertaining. The inviting family room showcases the coffered ceilings, built-in bookshelves, and a second fireplace and deck access. The chef's kitchen boasts a high-end convection oven with an integrated down-draft system. This updated kitchen offers newer cabinetry, quartz countertops, and newer appliances.. Two large pantry closets provide abundant storage, and the adjoining dining area offers additional access to the backyard deck. A remodeled laundry room is conveniently located just inside the entrance from the attached two-car garage. Upstairs, the luxury primary oasis features an en-suite walk-in tile shower, freestanding soaking tub, and expansive walk-in closet and second closet allowing for great storage. Two additional bedrooms and a second full bathroom complete the upper level, along with a finished bonus room that is ideal as a playroom, craft room, home office, or additional storage space. The finished walkout basement includes a large sauna, a wet bar with a sink and storage and a third full bathroom. This versatile space could easily serve as a fourth bedroom, guest suite, recreation room, or in-law apartment. The mechanical room provides even more storage. Outside, you'll enjoy a large deck overlooking the beautifully landscaped yard, creating the perfect setting for relaxing or entertaining. Sleep soundly under a brand-new, premium roof with a fully transferable warranty, backed by a new dual-system electric and infinite water-powered			
Directions to Property From Downtown Bloomington, drive north on Walnut, turn right at Blue Ridge Estates. Home is on the corner of Blue Ridge Drive and N. Ramble Road			
AGENT / BROKER INFO			
Occupancy Comments Owner Owner RE License Y/N No Documents Available Plat Map, Sellers Disclosure 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. Supra lock box is on the front doo.			
Agent Remarks Please note discrepancy on county square footage			
Seller Concession Amount \$ Listing Date 7/8/2026 Expiration Date 1/7/2027 Pending Date Closing Date Co-Selling Agent Co-Selling Office Sold/Concession Remarks Original Price \$659,900 Seller Concessions Offer Y/N N List Agent: Trish Sterling Original List Agent: Trish Sterling DOM / 73 / 73 Total Concessions Paid: Listing Price \$649,900 IDX Include Y Selling Agent: Original Selling Agent: Existing Financing None Proposed Financing Cash, Conventional Office Code			

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