

FEATURES			
Style	Multi-Story (3+)	Architectural Style	Other
Heating/Fuel	Conventional	Exterior	Brick, Wood
Cooling	Central Air	Basement/Foundation	Crawl, Slab, Full Basement,
Water Heater:	Electric No Gas Solar No	Tankless No	
SALE INCLUDES Dishwasher, Refrigerator, Cooktop-Electric, Oven-Built-In, Oven-Electric, Range-Electric			
Utility Providers		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 Tucked away at the end of a long private drive, this tranquil retreat unfolds across more than 40 wooded acres in beautiful Bloomington, Indiana. Located less than 6 miles from the Indiana University campus, this custom, one-owner brick home offers 6 bedrooms, 5 baths, and garage space for up to 7 cars. On the main level, an open floor plan unites the kitchen, dining area, and living room, creating an ideal space for everyday living and entertaining, complete with a laundry room and guest bath. The open sunlit kitchen offers a center island, custom cabinets, exposed wood beams and brick accents that add to the home's charm. It opens to the family room that features a wood burning stove. With built-in cabinetry, the spacious laundry room includes a pantry with plenty of storage and window-filled space that could easily double as a craft room, sewing space, or home office. Upstairs, the primary bedroom suite offers a peaceful retreat with a beautiful view of the private backyard. Three additional bedrooms and two full baths complete this level. The walkout lower level includes a family room with a kitchenette, a fifth bedroom, and a full bath. A second lower level provides the sixth bedroom, another full bath, and a large recreation area plus direct access to the back of the home and garage area. Outside, you'll find a detached brick 4-car garage with an office, perfect for a car enthusiast. One of the garage bays is large enough to accommodate a motorhome. With over 4,700 finished square feet, this one-of-a-kind home is conveniently close to Bloomington's east side shopping and restaurants. It showcases distinctive features throughout, including custom millwork, brick accents, abundant storage and beautifully landscaped grounds. This special property offers quality construction, custom details, and stunning natural surroundings ready for new owners to enjoy.			
Directions to Property From Bloomington, E Hwy 45 to Russell Road, Right On N. Bittersweet Road, home is on the left, down a very long private drive.			
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 Log and Go			
Agent Remarks Title work has been ordered at John Bethell Title.			
Seller Concession Amount \$		Seller Concessions Offer Y/N N	
Listing Date 10/29/2025	List Agent: Trish Sterling	Original List Agent: Trish Sterling	IDX Include Y
Expiration Date 4/29/2026	DOM / 173 / 173	Selling Agent:	
Pending Date	Total Concessions Paid:	Original Selling Agent:	
Closing Date		Existing Financing	
Co-Selling Agent		Proposed Financing	
Co-Selling Office		Office Code	
Sold/Concession Remarks			
Original Price \$1,200,000	Listing Price \$1,150,000		

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