

Just Listed

208 Ironwood Circle Noblesville, IN 46062



Nestled within the highly coveted South Harbour community adjacent to Morse Reservoir, this charming brick-front residence defines the cozy haven. Positioned on a quiet cul-de-sac street along Ironwood Circle, the home welcomes you with a beautifully curated bee-pollinating flower garden and a large, open front patio. Inside, an intuitive, seamless layout unveils highly flexible living spaces flooded with natural light from expansive windows. The true heart of the home is the living room, where dramatic wood-beamed cathedral ceilings meet the warmth of a classic wood-burning fireplace. The primary bedroom is perfectly situated overlooking the scenic front property, complete with a private ensuite bath. Two additional bedrooms double as versatile flex spaces, offering tranquil views of the fully fenced, expansive backyard oasis shaded by mature trees. In the kitchen, stainless steel appliances and abundant cabinetry complement a raised breakfast bar, making serving into the adjacent dining area effortless. From sunrise to sunset, the expansive outdoor deck serves as your private retreat to relax, entertain, and connect with nature. Peace of mind comes standard here, as many thoughtful upgrades and mechanical improvements have already been meticulously taken care of for you between 2021-2025: roof/gutters/flashing/ fence/water heater/AC/furnace/water softener/washer/dryer, repaved and coated driveway, and crawl space maintenance. Beyond your front door, a serene walk or bike ride leads to the South Harbour Clubhouse on Morse Reservoir. Here, premier HOA amenities for a low annual fee await-including a pool, private beach, clubhouse, tennis/pickleball/volleyball/ basketball courts, walking trails, Friday night food trucks and social events. Located just minutes from the vibrant energy of downtown Noblesville shopping, dining, and seasonal festivals, it is easy to see why you will "Say Yes to this Address" and call 208 Ironwood Circle home!



Mary Habiby-Lucchese
REALTOR®/BROKER
317-345-5120
MARYSELLSINDY.COM
mary.habiby-lucchese@talktotucker.com



208 Ironwood Cir, Noblesville, IN 46062-9160Status: **Active**Prop Sub/Trans: **Single Family Residential/For Sale**School Dist: **Noblesville Schools**Subdivision: **South Harbour**Legal Desc: **Acreage .28, Section 22, Township 19, Range 4, South Harbour, Section 14, Lot 645**

Bldr/Prjct/Cont:

Media: **52**Area: **2914 - Hamilton - Noblesville**Listing ID: **22114983** List/MoRnt \$: **\$350,000**DOM/CDOM: **1/1** Year Built: **1980**Section/Lot Number: **14/645**

Est.Comp. Date:

MultiTax ID:

Solid Waste: **No**Tax Year Due: **2025**Tax ID: **290622112006000013**Semi Tax: **\$1,532.00**Tax Exempt: **Homestead Tax Exemption**

Main SqFt:	SqFt
Upper SqFt:	1,608
Total Main & Upper SqFt:	0
Below Grade Area SqFt:	1,608
% Below Grade Finished:	
Apprx Below Grade Finished SqFt:	
Apprx Total Finished SqFt:	1,608
Total SqFt:	1,608
Source:	Assessor

	#	FB#	HB#	BD#	RM
Upper:	0	0	0	0	0
Main:	2	0	3	8	
M/U Ttl:	2	0	3	8	
Bsmt:	0	0	0	0	
Total:	2	0	3	8	
Bed:					
Baths:					

3
2/0
Rooms: 8
Levels: 1 Level
Unit Entry Lvl:

Public Open House schedule:

08/02/2026 from 3:00 PM to 5:00 PM

Media Alteration: **None**

Garage: **Yes**
Garage Spaces: **2**
Parking Features: **Attached, Driveway Asphalt, Garage Door Opener, Side Load Garage**
Fireplaces: **1**
Fireplace Features: **Family Room Fireplace, Wood Burning Fireplace**
Basement:
Foundation: **Crawl**

Room Information

RoomType	Dimensions	Level	Floors	RoomType	Dimensions	Level	Floors
Primary Bedroom	13x13	Main	Laminate	Kitchen	10x10	Main	Laminate
Bedroom 2nd	12x11	Main	Laminate	Bedroom 3rd	12x11	Main	Laminate
Family Room	18x14	Main	Carpet	Dining Room	10x10	Main	Laminate
Living Room	16x13	Main	Laminate	Laundry Room	6x6	Main	Laminate

Directions

GPS Friendly

Public Remarks

Nestled within the highly coveted South Harbour community adjacent to Morse Reservoir, this charming brick-front residence defines the cozy haven. Positioned on a quiet cul-de-sac street along Ironwood Circle, the home welcomes you with a beautifully curated bee-pollinating flower garden and a large, open front patio. Inside, an intuitive, seamless layout unveils highly flexible living spaces flooded with natural light from expansive windows. The true heart of the home is the living room, where dramatic wood-beamed cathedral ceilings meet the warmth of a classic wood-burning fireplace. The primary bedroom is perfectly situated overlooking the scenic front property, complete with a private ensuite bath. Two additional bedrooms double as vers...

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

Showings begin 8/1/26 at noon. Hot tub is being sold AS IT IS. No repairs will be made. Please allow 24 hours for offer response time. Please direct questions/offers to Mary at mary.habiby-lucchese@talktotucker.com 317-345-5120. Prelim title with Title Services. Link to South Harbour Amenities: <https://www.southharbour.org/default.php>

Description

Additional Living Quaraters: **No ()**

Condo Type:

Property Attached YN: **No**Construction Materials: **Brick, Vinyl**

Lifestyle:

Primary Bedroom:

Primary Bathroom:

Appliances:

**Shower Stall Full
Dishwasher, Garbage Disposal, Micro Hood,
Oven/Range-Electric, Refrigerator, Gas Water
Heater, Water Softener Paid
Smoke Alarm**

Equipment:

Security Features:

Lot Info:

Waterfront:

Road Frontage Type:

Lot Size: **12,197****Sidewalks, Trees Mature**

Condo Descrip:

Common Walls:

Arch Style:

Porch:

Eating Area:

Interior Features:

Ranch**Deck Main Level, Open Patio****Formal Dining Room****Attic Access, Ceiling Cathedral, Windows Thermal,****Fans Ceiling Paddle, Entrance Foyer, High Speed****Internet Avail****Laundry Room Main Level**

Laundry Features:

Accessibility Features:

Exterior Features:

Fence Details:

Private Pool:

Horse Amen:

Fence Full Rear**None**Acres: **1/4-1/2 Acre**# of Acres: **0.28**

Utilities/Environmental

Utilities: **Cable Connected**Heating: **Forced Air, Gas**Cooling: **Central Electric**

Fuel:

Primary Wtr Source: **Municipal Water Connected**Primary Sewage Disp: **Municipal Sewer Connected**Green Certificate: **No**

Financial/Association Information

Possible Financing: **Conventional, FHA, Insured Conventional, VA**Ownership Int: **Mandatory Fee**Fee Includes: **Clubhouse, Entrance Common, Maintenance Common Area, Park Playground, Tennis**Mgmt Co.: **Ardsley Property Management**Fee Paid: **Annually**

HOA Disclsr:

Fee Amnt: **\$502**Mgmt Phone: **(317) 253-2401**

Showing Information

Showing Service: **Supra One**

Showings Website:

Showings Phone: **(317) 218-0600**

Contract/Office Information

List Type: **Exclusive Right to Sell**

Circumstances of Sale:

Listing Terms:

LOfc: **TUCK06: F.C. Tucker Company**LAgt: **42296: Mary Habiby-Lucchese**

Team:

CoAgt:

Insp/Warr:

Sale Circumstances:

FHA Cert:

Ph:

Ph: **(317) 345-5120**

Ph:

Ph:

Listed: **07/31/2026**

Disc:

Poss: **Negotiable**

Fax:

Spec. List. Conditions:

TOM Dt:

WD:

XD: **07/31/2027**Change: **07/31/2026**Entered: **07/31/2026**

©MIBOR Broker Listing Cooperative, all rights reserved. Information deemed reliable, but not guaranteed.

Prepared By: Mary Habiby-Lucchese | F.C. Tucker Company | 07/31/2026 05:22 PM



Active	3 Beds	2/0 Baths	1,608 SqFt	Built 1980
Listing ID:	22114983	List Price:	\$350,000	
Property Type:	Residential	Orig. List Price:	\$350,000	
Subtype:	Single Family Residential	List Date:	07/31/2026	
Transaction Type:	For Sale	DOM/CDOM:	1/1	
Subdivision:	South Harbour	County:	Hamilton	

Public Open House schedule:
08/02/2026 from 3:00 PM to 5:00 PM

Directions

GPS Friendly

Public Remarks

Nestled within the highly coveted South Harbour community adjacent to Morse Reservoir, this charming brick-front residence defines the cozy haven. Positioned on a quiet cul-de-sac street along Ironwood Circle, the home welcomes you with a beautifully curated bee-pollinating flower garden and a large, open front patio. Inside, an intuitive, seamless layout unveils highly flexible living spaces flooded with natural light from expansive windows. The true heart of the home is the living room, where dramatic wood-beamed cathedral ceilings meet the warmth of a classic wood-burning fireplace. The primary bedroom is perfectly situated overlooking the scenic front property, complete with a private ensuite bath. Two additional bedrooms double as versatile flex spaces, offering tranquil views of the fully fenced, expansive backyard oasis shaded by mature trees. In the kitchen, stainless steel appliances and abundant cabinetry complement a raised breakfast bar, making serving into the adjacent dining area effortless. From sunrise to sunset, the expansive outdoor deck serves as your private retreat to relax, entertain, and connect with nature. Peace of mind comes standard here, as many thoughtful upgrades and mechanical improvements have already been meticulously taken care of for you between 2021-2025: roof/gutters/flashing/ fence/water heater/AC/furnace/water softener/washer/dryer, repaved and coated driveway, and crawl space maintenance. Beyond your front door, a serene walk or bike ride leads to the South Harbour Retreat on Morse Reservoir. Here, premier HOA amenities for a low annual fee await-including a pool, private beach, clubhouse, tennis/pickleball/volleyball/ basketball courts, walking trails, Friday night food trucks and social events. Located just minutes from the vibrant energy of downtown Noblesville shopping, dining, and seasonal festivals, it is easy to see why you will "Say Yes to this Address" and call 208 Ironwood Circle home!

Private Remarks

Showings begin 8/1/26 at noon. Hot tub is being sold AS IT IS. No repairs will be made. Please allow 24 hours for offer response time. Please direct questions/offers to Mary at mary.habiby-lucchese@talktotucker.com 317-345-5120. Prelim title with Title Services. Link to South Harbour Amenities: <https://www.southharbour.org/default.php>

Listing Details

Area:		2914 - Hamilton - Noblesville				School Dist:		Noblesville Schools	
Legal Desc:	Acreage .28, Section 22, Township 19, Range 4, South Harbour, Section 14, Lot 645					Elementary School:			
Section/Lot Number:		14/645				Intermediate School:			
Beds:		3				Middle School:			
Baths:		2/0				High School:			
# Rooms:		8				Main SqFt:		1,608	
Levels:		1 Level				Upper SqFt:		0	
						Total Main & Upper SqFt:		1,608	
Rooms/Level		FB	HB	BD	RM	Below Grade Area SqFt:			
Upper		0	0	0	0	% Below Grade Finished:			
Main		2	0	3	8	Apprx Below Grade Finished SqFt:			
M/U Ttl		2	0	3	8	Apprx Total Finished SqFt:		1,608	
Basement		0	0	0	0	Total SqFt:		1,608	
Total		2	0	3	8	Garage SqFt:		528	
						Building Area Source:		Assessor	
Media Alteration:		None							

Property Overview

Exterior:	Brick, Vinyl	Lot Info:	Sidewalks, Trees Mature
Exterior Features:		Lot Size:	12,197
Horse Amenities:	None	Acres:	1/4-1/2 Acre
Arch Style:	Ranch	# of Acres:	0.28
Porch:	Deck Main Level, Open Patio	Waterfront Features:	
Fence:	Yes / Fence Full Rear	Private Pool:	
Foundation:	Crawl	Spa Features:	
Basement:	No /	Interior Features:	Attic Access, Ceiling Cathedral, Windows Thermal, Fans Ceiling Paddle, Entrance Foyer, High Speed Internet Avail
Areas:		Kitchen Features:	
Fireplace:	1	Eating Area:	Formal Dining Room
Fireplace Features:	Family Room Fireplace, Wood Burning Fireplace	Garage YN:	Yes
Laundry:	Laundry Room Main Level	Garage Spaces:	2
Appliances:	Dishwasher, Garbage Disposal, Micro Hood, Oven/Range-Electric, Refrigerator, Gas Water Heater, Water Softener Paid	Garage Parking Description:	
Equipment:	Smoke Alarm	Garage Parking Other:	
Primary Bedroom:		Parking Features:	Attached, Driveway Asphalt, Garage Door Opener, Side Load Garage
Primary Bathroom:	Shower StallFull		
Security Features:			
Property Attached:	No	New Construction:	No

Rooms

Room	Dimensions	Level	Floors
Primary Bedroom	13x13	Main	Laminate
Kitchen	10x10	Main	Laminate
Bedroom 2nd	12x11	Main	Laminate
Bedroom 3rd	12x11	Main	Laminate
Family Room	18x14	Main	Carpet
Dining Room	10x10	Main	Laminate
Living Room	16x13	Main	Laminate
Laundry Room	6x6	Main	Laminate

Utilities/Environmental

Heating:	Forced Air, Gas	Primary Water Source:	Municipal Water Connected
Cooling:	Central Electric	Primary Sewage Disp:	Municipal Sewer Connected
Fuel:		Solid Waste:	No
Utility Option:		Green Certificate:	No
Utilities:	Cable Connected		

Tax/Association Information

Tax ID:	290622112006000013	Mgmt Co.:	Ardasley Property Management
Semi Tax:	\$1,532.00	Mgmt Phone:	(317) 253-2401
Tax Year Due:	2025	Fee Includes:	Mandatory Fee
Tax Exempt:	Homestead Tax Exemption	Fee Amount:	\$502
Low Maintenance Lifestyle Y/N:		Fee Paid:	Annually

Community Features:		Fee Includes:	Clubhouse, Entrance Common, Maintenance Common Area, Park Playground, Tennis
Association:	Yes	HOA Disclosure:	
		Amenities:	Basketball Court, Beach Access, Pickleball Court, Picnic Area, Playground, Pool, Tennis Court(s)

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	Conventional, FHA, Insured Conventional, VA
Listing Terms:		Inspection Warranties:	
Listing Date:	07/31/2026	Disclosures:	
Entered:	07/31/2026	Other Disclosures:	
Temp Off Mkt Date:		Possession:	Negotiable
Withdrawn Date:			
Expiration Date:	07/31/2027		
Last Change Date:	07/31/2026		
List Agent:	Mary Habiby-Lucchese	List Office:	F.C. Tucker Company
List Agent Phone:	(317) 345-5120	List Office Phone:	(317) 849-5050
List Agent Email:	mary.habiby-lucchese@talktotucker.com	List Office BLC ID:	TUCK06
List Agent BLC ID:	42296		
Co-List Agent:			
Co-List Agent Phone:			
Co-List Agent Email:			
Co-List Agent BLC ID:			
Contact Num 1 Type:		Contact Num 2 Type:	
Contact Num 1 Name:		Contact Num 2 Name:	
Contact Num 1 Phone:		Contact Num 2 Phone:	

Our Home Info

208 Ironwood Circle  Noblesville, IN 46062

We've loved calling 208 Ironwood Circle home because it never felt like just another subdivision. It feels like a neighborhood where people know each other, kids play outside, and there's always something happening to bring everyone together.

Some of the things we'll miss most are:

- Walking the dogs through the neighborhood and around McGregor Park.
- Friday night food trucks during the summer. It became one of our favorite little traditions.
- Spending hot summer afternoons at the neighborhood pool overlooking Morse Reservoir.
- Having South Harbour Elementary right in the neighborhood. It's wonderful seeing families walking to school each morning.
- The peace of mind that comes with having the neighborhood fire station just around the corner.
- Being only a few minutes from downtown Noblesville, whether we wanted dinner, the farmers market, or one of the many festivals throughout the year.
- Watching the neighborhood come alive during the warmer months, with neighbors out walking, biking, and spending time outside.
- Sitting in the backyard with our three Cavaliers while they ran around and played.
- The mature trees and established feel of the neighborhood, which make it feel peaceful and welcoming.
- Most of all, the friendships we've made and the memories we've created here. This house has been more than just a place to live. It's been home.

Driveway: Repaved 2021

New fence: 2024

Improvements to crawl space: 2024

Driveway Coating: 2024

Roof, Gutters, Flashing: 2025

New Carpet: 2026

Appliance Ages:

Water Heater: 2022

New Trane AC/Furnace: 2024

Water Softener: 2024?.

Washer and Dryer: 2024



Mary Habiby-Lucchese
REALTOR®/BROKER
317-345-5120
MARYSELLSINDY.COM
mary.habiby-lucchese@talktotucker.com



**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**

State Form 46234 (R8 / 7-25)

Date (month, day, year)

07/09/2026



Property address (number and street, city, state, and ZIP code)

208 Ironwood Cir, Noblesville, IN 46062

Seller states that the information contained in this Disclosure is correct to the best of Seller's **CURRENT ACTUAL KNOWLEDGE** as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, Indiana law (IC 32-21-5) generally requires sellers of 1-4-unit residential property to complete this form regarding the known physical condition of the property. IC 32-21-5-1(b) states that this form is not required for:

1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be part of any contract between the Buyer and the Seller. The Seller must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's **CURRENT ACTUAL KNOWLEDGE**. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Nash Roth</i>	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Alberta Roth</i>	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

Property address (number and street, city, state, and ZIP code)

208 Ironwood Cir, Noblesville, IN, 46062

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-In Vacuum System	☒	☐	☐	☐
Clothes Dryer	☐	☐	☒	☐
Clothes Washer	☐	☐	☒	☐
Dishwasher	☐	☐	☒	☐
Disposal	☐	☐	☒	☐
Freezer	☐	☐	☒	☐
Gas Grill	☒	☐	☐	☐
Hood	☐	☐	☒	☐
Microwave Oven	☐	☐	☒	☐
Oven	☐	☐	☒	☐
Range	☐	☐	☐	☒
Refrigerator	☐	☐	☒	☐
Room Air Conditioner(s)	☐	☐	☒	☐
Trash Compactor	☒	☐	☐	☐
TV Antenna / Dish	☒	☐	☐	☐
Other: NA n/a	☒	☐	☐	☐
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	☒	☐	☐	☐
Ceiling Fan(s)	☐	☐	☒	☐
Garage Door Opener / Controls	☐	☐	☒	☐
Inside Telephone Wiring and Blocks / Jacks	☐	☐	☒	☐
Light Fixtures	☐	☐	☒	☐
Sauna	☒	☐	☐	☐
Smoke / Fire Alarms	☐	☐	☒	☐
Carbon Monoxide Detectors	☒	☐	☐	☐
Switches and Outlets	☐	☐	☒	☐
Vent Fan(s)	☐	☐	☒	☐
☐ 60 ☐ 100 ☒ 200 Amp Service	☐	☐	☒	☐
Generator	☒	☐	☐	☐

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern	☒	☐	☐	☐
Septic Field / Bed	☒	☐	☐	☐
Septic & Holding Tank / Septic Mound	☒	☐	☐	☐
Hot Tub	☐	☐	☐	☒
Sold AS IS-no repairs will be made				
Plumbing	☐	☐	☒	☐
Aerator System	☒	☐	☐	☐
Sump Pump	☒	☐	☐	☐
Irrigation Systems	☒	☐	☐	☐
Water Heater / Electric	☒	☐	☐	☐
Water Heater / Gas	☐	☐	☒	☐
Water Heater / Solar	☒	☐	☐	☐
Water Purifier	☒	☐	☐	☐
Water Softener	☐	☐	☒	☐
Well	☒	☐	☐	☐
Geothermal and Heat Pump	☒	☐	☐	☐
Other Sewer System (Explain) n/a none	☒	☐	☐	☐
Swimming Pool & Pool Equipment	☒	☐	☐	☐
			Yes	No
Are the structures connected to a public water system?			☒	☐
Are the structures connected to a public sewer system?			☒	☐
Are there any additions that may require improvements to the sewage disposal system?			☐	☒
If yes, have the improvements been completed on the sewage disposal system?			☐	☒
Are the structure(s) connected to a private / community water system?			☐	☒
Are the structure(s) connected to a private / community sewer system?			☐	☒

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>Nash Roth</i>			
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>Alberta Roth</i>			
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

Property address (number and street, city, state, and ZIP code)

208 Ironwood Cir, Noblesville, IN 46062

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	☒	☐	☐	☐
Boiler / Radiator	☒	☐	☐	☐
Central Air Conditioning	☐	☐	☒	☐
Electric Heat Pump	☒	☐	☐	☐
Furnace Heat / Gas	☐	☐	☒	☐
Furnace Heat / Electric	☒	☐	☐	☐
Geothermal	☒	☐	☐	☐
Solar House-Heating	☒	☐	☐	☐
Woodburning Stove	☒	☐	☐	☐
Fireplace	☐	☐	☐	☒
Fireplace Insert	☐	☐	☒	☐
Air Cleaner	☒	☐	☐	☐
Humidifier	☒	☐	☐	☐
Propane Tank	☒	☐	☐	☐
Other Heating Source	☒	☐	☐	☐

2. ROOF	Yes	No	Unknown
Age, if known: <u>1</u> Years.	☐	☐	☐
Does the roof leak?	☐	☒	☐
Is there present damage to the roof?	☐	☒	☐
Is there more than one layer of shingles on the house?	☐	☒	☐
If yes, how many layers? <u>0</u>	☐	☒	☐

3. WATER HEATER	Yes	No	Unknown
Age, if known: <u>4</u> Years.	☐	☐	☒

4. FURNACE	Yes	No	Unknown
Age, if known: <u>2</u> Years.	☐	☐	☐

5. CENTRAL AIR CONDITIONING	Yes	No	Unknown
Age, if known: <u>2</u> Years.	☐	☐	☐

6. HAZARDOUS CONDITIONS	Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?	☐	☒	☐
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?	☐	☒	☐
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?	☐	☒	☐

Explain: n/a
none

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>Albertus Roth</i>			
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>Albertus Roth</i>			
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

Property address (number and street, city, state, and ZIP code)

208 Ironwood Cir, Noblesville, IN 46062

7. OTHER DISCLOSURES

	Yes	No	Unknown
Do structures have aluminum wiring?	☐	☒	☐
Are there any foundation problems with the structures?	☐	☒	☐
Are there any encroachments?	☐	☒	☐
Are there any violations of zoning, building codes, or restrictive covenants?	☐	☒	☐
Does the property have a shared driveway with another property?	☐	☒	☐
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?	☒	☐	☐
Is the property subject to a homeowner's association assessment? If yes, what is the current amount? \$40.00	☒	☐	☐
Is this property located within a locally designated historic district under IC 36-7-11?	☐	☒	☐
Is the present use a non-conforming use? Explain: none	☐	☒	☐
Is the access to your property via a private road?	☐	☒	☐
Is the access to your property via a public road?	☒	☐	☐
Is the access to your property via an easement?	☐	☒	☐
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?	☐	☒	☐
Are there any structural problems with the building?	☐	☒	☐
Have any substantial additions or alterations been made without a required building permit?	☐	☒	☐
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	☐	☒	☐
Is there any damage due to wind, flood, termites or rodents?	☐	☒	☐
Have any structures been treated for wood destroying insects?	☐	☒	☐
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .	☐	☒	☐
Do you currently pay flood insurance?	☐	☒	☐
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.	☐	☒	☐
Does the property contain underground storage tank(s)?	☐	☒	☐
Is the homeowner a licensed real estate broker?	☐	☒	☐
Is there any threatened or existing litigation regarding the property?	☐	☒	☐
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .	☐	☒	☐
Is the property located within one (1) mile of an airport?	☐	☒	☐
Is the property subject to a conservation easement as defined in IC 32-23-5-2?	☐	☒	☐

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: none

(Use additional pages and attach, if necessary) none

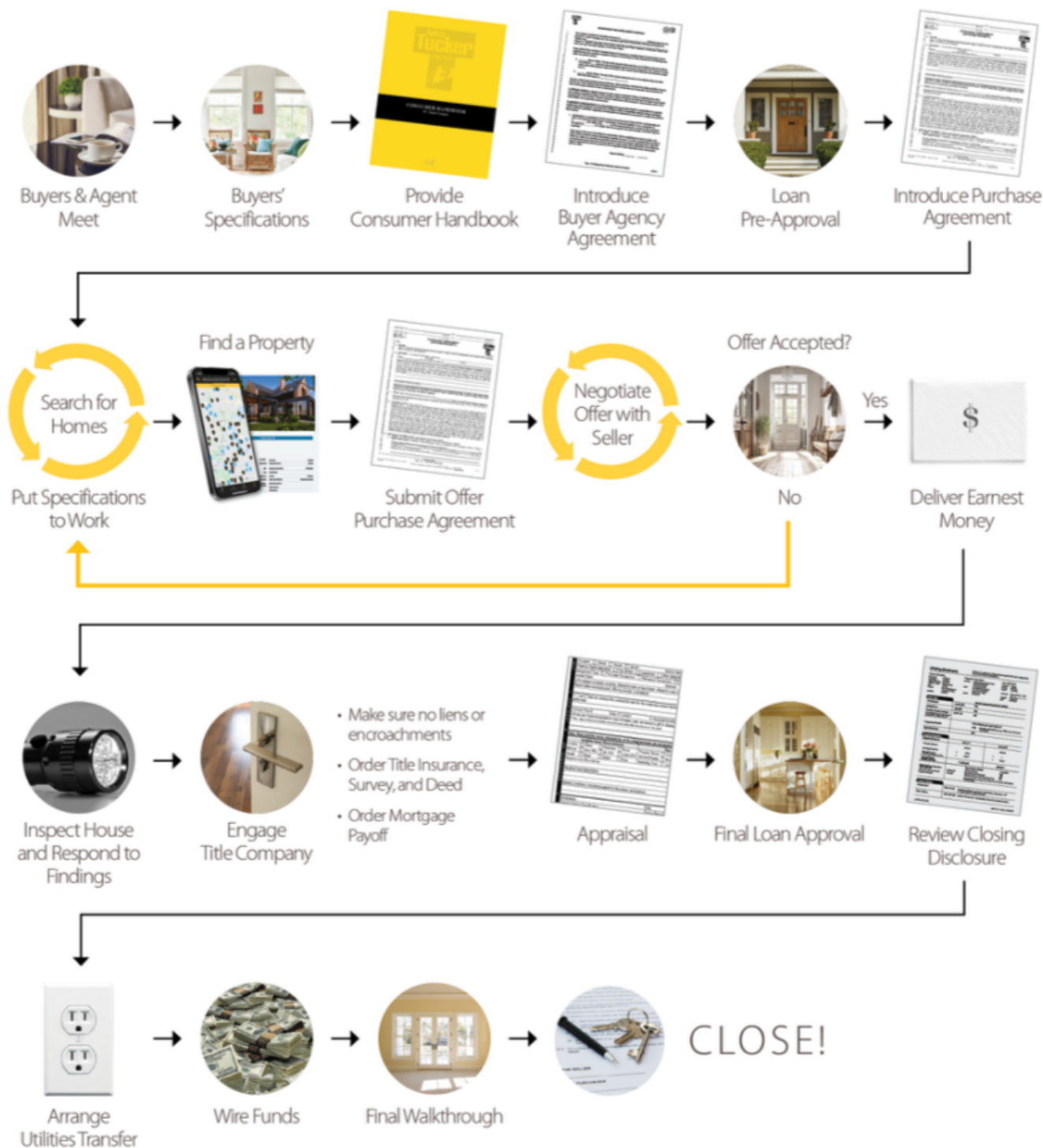
none

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>Nick Poth</i>			
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>Nick Poth</i>			
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

THE BUYING PROCESS

Step-by-step-process to buying a home



Mary Habiby-Lucchese
 REALTOR®/BROKER
 317-345-5120
 MARYSELLSINDY.COM
 mary.habiby-lucchese@talktotucker.com



Make your home more valuable!



Mary Habiby-Lucchese
REALTOR®/BROKER
317-345-5120
MARYSELLSINDY.COM

mary.habiby-lucchese@talktotucker.com



"You'll never get a second chance to make a good first impression."

Start with your lawn...

It's the first thing that prospective buyers see.

- ☐ Is the lawn trimmed and edged?
- ☐ Are flower beds clear of leaves, weeds & grass?
- ☐ Is appeal of the house enhanced by adequate flowers and bark chips?
- ☐ Are light posts, gas grills, outdoor lights, mailboxes, fences or basketball hoops in good condition?
- ☐ Are children's objects removed, such as old swing sets, sandboxes, etc.?
- ☐ Have any imperfections to lawn such as bare spots, big holes, ruts, weeds or crabgrass been removed or repaired?
- ☐ Does the lawn have an overall manicured look?
- ☐ If it is winter, have snow and ice been removed from driveway, sidewalks and steps?

Your front door welcomes the prospect...

A door decoration adds a warm, inviting touch.

- ☐ Is the door clean? Does it need a coat of paint?
- ☐ Are light fixtures, door knockers and doorknobs in good condition?
- ☐ Does the door bell work?
- ☐ Are storm doors clean and in good condition?
- ☐ Is the front step/porch in good repair?

Decorating helps assure top dollar and a quick sale...

A little Liquid Gold does wonders for scratched and dry-looking wood.

- ☐ Are walls clean?
- ☐ Has wallpaper been removed and walls painted?
- ☐ Are all nail and molly holes filled?
- ☐ Are there any cork/mirror tiles, shelves, metal brackets, plant brackets, stickers, murals or makeshift cabinets that should be removed?
- ☐ Should the ceiling be textured to cover flaws?
- ☐ Are switchplates clean?

Clean windows show the bright side of your home...

Let the prospective buyers see how cheerful your home can be.

- ☐ Have curtains and draperies been opened to highlight walls and ceilings?
- ☐ Will window coverings appeal to the general public?
- ☐ Do sheers cover all windows facing the street?

A clean kitchen is a must...

Many buyers judge the housekeeping by the oven and stove.

- ☐ Is the interior of the oven, stove and dishwasher stain free?
- ☐ Have the cabinets been cleared of all but essential items?
- ☐ Are the counter tops clean and clear of clutter?
- ☐ Is the Formica stained? (Baking soda removes stains without marring the finish.)

Sparkling bathrooms help sell your home...

Spick and span throughout is the way to judge the bathrooms.

- ☐ Are shower doors, ceramic tile and grouting clean and free of soap film?
- ☐ Are fixtures polished and free of water marks?
- ☐ Have appliques in the tub been removed?
- ☐ Is lighting adequate?
- ☐ Does toilet seat need to be replaced?
- ☐ Is exhaust fan working? Is it quiet?
- ☐ Is there a window available? Open it and let the fresh air in.

Avoid cluttered appearances...

Perhaps now is the time to plan a garage sale.

- ☐ Do you have excess furniture which makes the rooms appear cramped?
- ☐ Are toys and other articles picked up?
- ☐ Is the stairway clear? This is essential!

Make Your Home More Valuable Continued...

Make the closets look as large as possible...

Remove or pack items that can be stored elsewhere.

- ☐ Is the closet neat and organized?
- ☐ Are wall surfaces in need of paint?
- ☐ Are shelving and hardware in good condition?
- ☐ If the closets have lights, are the bulbs bright?
- ☐ Do closet doors operate smoothly and quietly?

From top to bottom...

Remove all unnecessary items.

- ☐ Have you removed all excess items from the basement, garage and other utility spaces?
- ☐ Is there a damp smell in the basement or crawl space?
Place a bag of limestone in the area.
- ☐ Are the walls dark and dull? If so, they can easily be brightened with a coat of paint.
- ☐ Do all the lights work?
- ☐ Are they bright enough?
- ☐ Are window areas clean and sealed properly?
- ☐ Are window wells free of debris?
- ☐ Is the floor covering in good condition?
- ☐ Do the steps or handrails need paint or repair?
- ☐ Is the basement immaculate?
- ☐ Is the sump pump clear and operable?

Check major appliances...

A little correction could be worth many dollars.

- ☐ Is the furnace filter clean?
- ☐ Is the attic fan running quietly?
- ☐ Is the exterior water heater clean?
- ☐ Does the water softener work? Is it clean?
- ☐ Is the water heater in good condition? Drain a pail of water to remove rust particles.
- ☐ Does the furnace work properly?
- ☐ When was the air conditioner last checked?
- ☐ Does the air filter work properly? Is it clean?
- ☐ Do kitchen appliances work properly? (Dishwasher, range, disposal, exhaust fan, compactor, refrigerator, oven)
- ☐ Does the garage door opener work properly and quietly?

Minor flaws suggest neglect to the prospect...

Have them fixed to get top dollar for you house.

- ☐ Do the screen doors close tightly?
- ☐ If the property has a storage shed, is it in good condition?
- ☐ Is there a dog house, and should it be removed?
- ☐ Is the driveway in good condition?
- ☐ Are gutters and downspouts in good repair?
- ☐ Do gutters drain away from the house?
- ☐ Is the roof in good repair?
- ☐ Are the hardwood floors in excellent condition?
- ☐ Are vinyl floors in good repair?



Mary Habiby-Lucchese
REALTOR®/BROKER 317-345-5120
MARYSELLSINDY.COM

mary.habiby-lucchese@talktotucker.com

