



FEATURES			
<b>Style</b>	Multi-Story (3+)	<b>Architectural Style</b>	Other
<b>Heating/Fuel</b>	Conventional	<b>Exterior</b>	Brick, Wood
<b>Cooling</b>	Central Air	<b>Basement/Foundation</b>	Crawl, Slab, Full Basement,
<b>Water Heater:</b>	<b>Electric</b> No <b>Gas</b>	<b>Solar</b> No	<b>Tankless</b> No
<b>SALE INCLUDES</b> Dishwasher, Refrigerator, Cooktop-Electric, Oven-Built-In, Oven-Electric, Range-Electric			
<b>Utility Providers</b>		<b>Energy Efficient Features</b>	
		<b>Appliances</b>	No
		<b>Doors</b>	No
		<b>Electrical/Lighting</b>	No
		<b>HVAC</b>	No
		<b>Insulation</b>	No
		<b>Roofing</b>	No
		<b>Thermostat/Controllers</b>	No
		<b>Thermal Storage/ETS</b>	No
		<b>Water Heater</b>	No
		<b>Windows</b>	No
<b>Remarks</b> 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.			
<b>Directions to Property</b> 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			
<b>Occupancy Comments</b> Owner			
<b>Owner RE License Y/N</b> No			
<b>Documents Available</b>			
<b>REO Y/N</b> No	<b>Short Sale Y/N</b> No	<b>Special Listing Cond.</b> None	
<b>Sched. Shwng by Email Y/N</b> Yes	<b>Email Address</b> trish@trishsterling.com	<b>Lockbox Type</b>	Electronic Supra
<b>Showing Instructions</b> Log and Go			
<b>Agent Remarks</b> Title work has been ordered at John Bethell Title. Only a very small parcel near the driveway is part of the covenants for the neighborhood.			
<b>Seller Concession Amount \$</b>		<b>Seller Concessions Offer Y/N</b> N	
<b>Listing Date</b> 10/29/2025	<b>List Agent:</b> Trish Sterling	<b>Original List Agent:</b> Trish Sterling	<b>IDX Include</b> Y
<b>Expiration Date</b> 7/27/2026	<b>DOM /</b> 225 / 225	<b>Selling Agent:</b>	
<b>Pending Date</b>	<b>Total Concessions Paid:</b>		<b>Original Selling Agent:</b>
<b>Closing Date</b>			<b>Existing Financing</b>
<b>Co-Selling Agent</b>			<b>Proposed Financing</b>
<b>Co-Selling Office</b>			<b>Office Code</b>
<b>Sold/Concession Remarks</b>			
<b>Original Price</b> \$1,200,000	<b>Listing Price</b> \$1,100,000		

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