

RESIDENTIAL 202609796	Site-Built Home Active	814 S Meadowbrook Drive Bloomington IN 47401	LP \$655,000 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	Perry
Zoning	
Acres	0.6800
Lot Dimensions	irregular
Possession	Mid June
Subdivision	Hoosier Acres
Location	City/Town/Suburb, Near College Campus

Total Rooms	10
Bedrooms	4
Full Baths	3
Half Baths	0
Total Baths	3
Year Built	1965
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	Rogers/Binford	Middle School	Tri-North	High School	Bloomington North
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Legal Description 015-59970-00 Hoosier Acres 5th Lot 101

Annual Tax	\$6,580.00	Assessment/Payment Year	2025
Tax Key	53-08-02-403-024.000-009	Exempt Type	Homestead

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

Above Grade Finished SqFt	2,652	Above Grade Unfin. SqFt	0
Below Grade Finished SqFt	588	Below Grade Unfin. SqFt	532
Total Finished SqFt	3,240	Total Below Grade SqFt	1,120
Total SqFt	3,772	Upper Level SqFt (Finished)	1,120
Square Footage Source		Main Level SqFt (Finished)	1,532

APPROXIMATE ROOM DIMENSIONS

	Length x Width	Level		Length x Width	Level
1st Bdrm	13 x 13	Main	Breakfast Rm	x	
2nd Bdrm	12 x 17	Upper	Den	x	
3rd Bdrm	16 x 11	Upper	Dining Rm	12 x 11	Main
4th Bdrm	13 x 10	Upper	Family Rm	15 x 16	Main
5th Bdrm	x		Loft	x	
Living/Great Rm	24 x 13	Main	Utility Storage	27 x 26	Lower
Kitchen	15 x 12	Main	Rec Rm	16 x 26	Lower
Laundry Rm	12 x 12	Main	Mud Room	8 x 4	Main
				x	

Garage Y/N	Yes	Garage/# of Cars	2.0	Garage	21 x 24	Garage SqFt	504.00	Garage Type	Attached
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HOA Dues \$		Assoc. Dues Frequency	Not Applicable	Other Fee Description	
Other Fees \$		Other Fees Frequency			
Common Amenities					

AMENITIES

AMENITIES Cable Available, Cable Ready, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Solid Surf, Deck Covered, Deck Open, Disposal, Garage Door Opener, Near Walking Trail, Patio Covered, Utility Sink, Stand Up Shower, Tub/Shower Combination, Main Level Bedroom Suite, Formal Dining Room, Main Floor Laundry, Custom Cabinetry

FLOORING Hardwood Floors, Carpet, Laminate

FEATURES				
Style	Two and Half Story		Architectural Style	Cape Cod
Heating/Fuel	Conventional, Multiple		Exterior	Vinyl
Cooling	Central Air		Basement/Foundation	Partially Finished
Water Heater:	Electric No	Gas	Solar No	Tankless No

SALE INCLUDES Dishwasher, Microwave, Refrigerator, Window Treatments, Kitchen Exhaust Hood, Range-Gas

Utility Providers	Energy Efficient Features
CABLE COMPANY Comcast/Xfinity, AT&T, Smithville Communications	Appliances No
ELECTRIC COMPANY Duke Energy Indiana	Doors No
GAS COMPANY CenterPoint Energy	Electrical/Lighting No
WATER COMPANY Bloomington City Utility	HVAC No
	Insulation No
	Roofing No
	Thermostat/Controllers No
	Thermal Storage/ETS No
	Water Heater No
	Windows No

Remarks Located in the desirable Hoosier Acres neighborhood, this 4-bedroom, 3-bath home with a finished basement offers great finishes, abundant storage, and a flexible floor plan ideal for families. The main-level kitchen features newer appliances and granite counters and opens to a family room with a fireplace; the adjacent living room has a wall of windows overlooking the backyard. Also on the main level are a formal dining room, a guest room with a Murphy bed currently used as an office, and a full bath with a shower. Upstairs, the primary suite includes a walk-in closet with built-in shelving and a private bath with double sinks, accompanied by two additional bedrooms and a third full bath with hall and guest-room access. The basement provides a recreation room and a large utility room with plenty of storage. The mudroom off the kitchen includes a large pantry closet, laundry with a work sink, and access to the two-car garage; an attached shed offers convenient equipment storage. The partially fenced yard features a large patio for entertaining, a spa, and a small cozy deck perfect for a hammock. Situated on a corner lot, the home has a long paved driveway for multiple cars and is located blocks from College Mall and near Indiana University and IU Health Hospital. Rogers/Binford/Tri-North and North High School district.

Directions to Property From downtown, East Third Street, to Meadowbrook, home is on the right

AGENT / BROKER INFO

Occupancy Comments	Owner Occupied		
Owner RE License Y/N	No		
Documents Available	Floor Plan, 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	Sellers Prefer 24 hour notice		

Agent Remarks Lockbox on back door.

Seller Concession Amount \$		Seller Concessions Offer Y/N	N
	List Agent:	Trish Sterling	
Listing Date	3/24/2026	Original List Agent:	Trish Sterling
Expiration Date	9/23/2026	DOM /	0 / 0
Pending Date		Total Concessions Paid:	
Closing Date		Selling Agent:	
Co-Selling Agent		Original Selling Agent:	
Co-Selling Office		Existing Financing	None
Sold/Concession Remarks		Proposed Financing	
Original Price	\$655,000	Office Code	
	Listing Price	\$655,000	