

<b>RESIDENTIAL</b> 202617571	<b>Site-Built Home</b> Active	<b>3555 E Ramp Creek Road</b> Bloomington IN 47401	<b>LP \$725,000</b> <b>SP</b>
<b>List Office</b>	Sterling Real Estate	<b>List Agent</b>	Trish Sterling
<b>List Office ID</b>	BL30100850	<b>Phone</b>	Cell: 812-327-5431
<b>Phone/Fax</b>	Off: 812-333-1966	<b>E-mail</b>	trish@trishsterling.com
	Fax: 812-330-2145	<b>Co-List Agent/Agency</b>	
		<b>List Agent - License ID</b>	RB14027795



<b>Area</b>	Monroe County
<b>Township</b>	Clear Creek
<b>Zoning</b>	
<b>Acres</b>	5.8700
<b>Lot Dimensions</b>	irregular
<b>Possession</b>	negotiable
<b>Subdivision</b>	None
<b>Location</b>	Lake, Rural

<b>Total Rooms</b>	12
<b>Bedrooms</b>	4
<b>Full Baths</b>	4
<b>Half Baths</b>	1
<b>Total Baths</b>	5
<b>Year Built</b>	1978
<b>Fireplaces</b>	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.

<b>School District</b>	Monroe County	<b>Elementary</b>	Lakeview	<b>Middle School</b>	Jackson Creek	<b>High School</b>	Bloomington South
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**Legal Description** 004-01570-00 PT NE SW 2-7-1W 5.87A PLAT 22 & 21

<b>Annual Tax</b>	\$5,366.64	<b>Assessment/Payment Year</b>	2026
<b>Tax Key</b>	53-11-02-300-021.000-006	<b>Exempt Type</b>	Homestead

<b>Sewer</b>	Septic	<b>Well Type</b>		<b>Water Utility</b>	Private
<b>Cable Ready</b>	Yes	<b>Gas Fuel</b>	No	<b>Electric Fuel</b>	No

<b>Above Grade Finished SqFt</b>	4,773	<b>Above Grade Unfin. SqFt</b>	0
<b>Below Grade Finished SqFt</b>	0	<b>Below Grade Unfin. SqFt</b>	0
<b>Total Finished SqFt</b>	4,773	<b>Total Below Grade SqFt</b>	0
<b>Total SqFt</b>	4,773	<b>Upper Level SqFt (Finished)</b>	808
<b>Square Footage Source</b>	Public Records	<b>Main Level SqFt (Finished)</b>	3,965

**APPROXIMATE ROOM DIMENSIONS**

	Length x Width	Level		Length x Width	Level
<b>1st Bdrm</b>	25 x 18	Main	<b>Breakfast Rm</b>	x	
<b>2nd Bdrm</b>	15 x 12	Main	<b>Den</b>	17 x 11	Main
<b>3rd Bdrm</b>	17 x 15	Upper	<b>Dining Rm</b>	14 x 13	Main
<b>4th Bdrm</b>	8 x 6	Upper	<b>Family Rm</b>	31 x 32	Main
<b>5th Bdrm</b>	x		<b>Loft</b>	x	
<b>Living/Great Rm</b>	30 x 22	Main		x	
<b>Kitchen</b>	28 x 14	Main	<b>Rec Rm</b>	x	
<b>Laundry Rm</b>	x	Main	<b>Loft</b>	15 x 9	Upper
				x	

<b>Garage Y/N</b>	Yes	<b>Garage/# of Cars</b>	3.0	<b>Garage</b>	40 x 20	<b>Garage SqFt</b>	800.00	<b>Garage Type</b>	Detached
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<b>HOA Dues \$</b>		<b>Assoc. Dues Frequency</b>	Not Applicable	<b>Other Fee Description</b>	
<b>Other Fees \$</b>		<b>Other Fees Frequency</b>			
<b>Common Amenities</b>					

**AMENITIES**

**AMENITIES** 1st Bdrm En Suite, Built-In Bookcase, Built-in Desk, Cable Available, Cable Ready, Countertops-Solid Surf, Foyer Entry, Patio Open, Porch Covered, Tub /Shower Combination, Main Level Bedroom Suite, Formal Dining Room, Main Floor Laundry, Sump Pump, Jack & Jill Bath  
**FLOORING** Hardwood Floors, Carpet, Tile

FEATURES			
<b>Style</b>	One and Half Story	<b>Architectural Style</b>	Contemporary
<b>Heating/Fuel</b>	Heat Pump	<b>Exterior</b>	Cedar
<b>Cooling</b>	Central Air	<b>Basement/Foundation</b>	Crawl, Partial 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, Microwave, Refrigerator, Washer, Window Treatments, Dryer-Electric, Kitchen Exhaust Hood, Range-Gas			
<b>Utility Providers</b>		<b>Energy Efficient Features</b>	
<b>CABLE COMPANY</b>	Smithville Communications	<b>Appliances</b>	No
<b>ELECTRIC COMPANY</b>	Duke Energy Indiana	<b>Doors</b>	No
<b>GAS COMPANY</b>	Clarks LP Gas	<b>Electrical/Lighting</b>	No
<b>WATER COMPANY</b>	Southern Monroe Water	<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> Set on nearly 6 wooded acres, this contemporary custom home offers 4 bedrooms and 4.5 baths in a serene, retreat-like setting. Thoughtfully designed with expansive windows and generous skylights, the home is filled with natural light and seamlessly blends indoor and outdoor living. The main level welcomes you with a slate tile entry and an updated chef's kitchen featuring cherry cabinetry, granite countertops, skylights, newer appliances including a gas cooktop, and double ovens. The spacious living room showcases a dramatic wall of windows, a fireplace, and flexible gathering spaces ideal for both entertaining and everyday living. A den is tucked just off the main living area. The primary suite is a private sanctuary with vaulted ceilings and French doors leading outside to peaceful creek views. The suite also includes an updated bath and a large walk-in closet. On the opposite side of the home, you'll find a second ensuite bedroom and an expansive family room complete with a built-in wet bar overlooking the gardens. Upstairs, accessed by either a spiral staircase or traditional staircase, are two additional bedrooms, two full baths, and a charming loft space perfect for storage, a reading nook, or additional sleeping quarters. Multiple outdoor deck areas provide beautiful wooded views and exceptional spaces for relaxing or entertaining. The property has a 3-car detached garage. Recent updates include two new furnaces, a new water heater, radon mitigation system, new carpeting, and a new air conditioner. Located in less than half mile to Lake Monroe, and in Lakeview, Batchelor and Bloomington South School district.			
<b>Directions to Property</b> Walnut to Fairfax. Fairfax to Ramp Creek Road. Left on Ramp Creek, drive less than a mile, home is on the left.			
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> Must have approval for all showings, lock box on front porch			
<b>Agent Remarks</b> Original small home was built in 1924, but floor plan completely changed and added on to in 1978. Please see attached list of improvements since 2022 Small storage area under dining floor, previously used as wine cellar. One Crawlspace in Primary Bedroom closet, small crawl			
<b>Seller Concession Amount \$</b>		<b>Seller Concessions Offer Y/N</b> N	
<b>Listing Date</b> 5/11/2026	<b>List Agent:</b> Trish Sterling	<b>IDX Include</b>	Y
<b>Expiration Date</b> 11/10/2026	<b>Original List Agent:</b> Trish Sterling	<b>Selling Agent:</b>	
<b>Pending Date</b>	<b>DOM /</b> 0 / 0	<b>Original Selling Agent:</b>	
<b>Closing Date</b>	<b>Total Concessions Paid:</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> \$725,000	<b>Listing Price</b> \$725,000		

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