



<b>Web Site for More Information:</b>		http://www.thedillards.com	
<b>Residential</b>	<b>Status:</b> Active	<b>Area:</b>	<b>LP: \$349,900</b>
<b>182 Southwind Ln</b>	<b>Twp:</b> White	<b>Lat:</b> 39.6109	<b>Map:</b>
<b>Town:</b> Greenwood	River	<b>Lon:</b> -86.169	<b>School:</b> Center Grove
<b>Legal:</b> Walnut Woods	<b>Const. Stage:</b>	<b>Zip:</b> 46142	<b>County:</b> Johnson
<b>Subdiv:</b> Walnut Woods	Complete	<b>Built:</b> 2005	<b>Semi-Tax:</b> 1305
			<b>Tax Yr Due:</b>
<b>Rooms:</b>	<b>Bedrooms:</b>	<b>Bathrooms:</b>	<b>Basement:</b>
<b>11</b>	<b>3</b>	<b>2 ½</b>	<b>Yes – Finished</b>
<b>First Floor Sq Ft:</b>	<b>Basement Sq Ft:</b>	<b>Total Sq Ft:</b>	(Total excludes garage / porch)
1778	1778	3556	

### Approximate Room Sizes / Descriptions

Room	Dim's	L	F	W	Room	Dim's	L	F	W
Kitchen / Dining Room	21x21	M	T		Master Bedroom	15x13	M	C	
Living	21x17	M	C		Master Bath	15x11	M	T	
Family Room	15x14	B	C		Master Walk-In Closet	14x10	M	C	
Exercise Room	12x12	B	C		2 <sup>nd</sup> Bedroom	15x11	B	C	
Laundry Room	9x8	M	T		3 <sup>rd</sup> Bedroom	15x11	B	C	
Screened Porch	20x12	M	C						
<b>Foundation:</b> Basement/Poured Concrete					<b>Fireplace:</b> Two-sided between kitchen and great room; gas log				
<b>Garage:</b> Attached, 3-car oversized, additional storage space					<b>Special:</b> Stairway from garage to downstairs storage				

### Directions

FROM INTERSECTION OF 135 AND SMITH VALLEY ROAD, WEST ON SMITH VALLEY ½ MILE, RIGHT ONTO WALNUT WOODS DR, TAKE 3<sup>RD</sup> RIGHT ONTO SOUTHWIND LN, FOLLOW TO BACK OF SUBDIVISION ON THE LAKE.

### Property Description

CUSTOM HOME; BREATHTAKING LANDSCAPING; HARDWOOD CHERRY CABINETRY; CHERRY STAINED TRIM THROUGHOUT; GRANITE COUNTERTOPS; GRANITE ENTRY FLOORING; EXTRA LARGE KITCHEN/DINING/CASUAL AREA; WOOD SHUTTERS; WATER VIEW WITH SCREENED PORCH; IMMACULATE HOME ONLY 5 YEARS OLD; LOW MAINTENANCE; CIRCULAR DRIVE

### Agent to Agent Remarks: Exclusions & Commissions Disclosures & Financial Information

This is an open listing;

Buyers Agent Commission = 5%

### More Information:

**Exterior** is primarily brick with cedar trim, all Pella windows, irrigation system

**Master Bedroom:** Trayed ceiling, Walk-in closet, tile, his / her vanities, cherry stained cabinets, whirlpool tub and oversized shower, custom ceiling fan

**Kitchen:** Cherry cabinets, granite top island, pantry, reverse osmosis water, trayed ceiling, combined kitchen / dining / casual area with fireplace provides casual and comfortable living space. Lots of natural lighting and view of water.

**Living Room:** Vaulted ceiling, cherry stained trim throughout, great view with lots of natural lighting, large curved picture window with wood shutters, fireplace, cherry stained mantle with display vignette above

**Family Room:** Large living area for entertainment including space for large gatherings and gaming area

**Exercise Room:** Mirrored exercise room for equipment plus space to stretch, padded flooring to reduce stress / impact

**Other:** Sump battery backup, electronic air cleaner, water softener, reverse osmosis water, all Pella windows

Heating: ForcedAir – American Standard equipment

Utilities: Gas, Elect, Water, Sewer, Cable Avail

Cooling: Central Air

HOA: Semi-Annually \$155