



**Kimberly Carpenter**  
 Broker - Keller Williams Indy Metro NE  
*Creating friendships, one home at a time*



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**sold@kimsellsindy.com**

14254 Brooks Edge Ln, Fishers, IN 46040  
 Prop Sub/Trans: Single Fam/Sale Media: [24](#) Status: **Active**  
 School Dist: Hamilton Southeastern Area: 2912 - Hamilton - Fall Creek DOM/CDOM: 319/319 BLC#: **21367843** List/MoRnt \$: \$649,000 \*  
 Subdivision: TIMBERSTONE Virtual Tour: [http://www.tourfactory.com/1399509/r\\_MIBOR](http://www.tourfactory.com/1399509/r_MIBOR) Year Built: 2006  
 Legal Desc: Timberstone New Const: No Stage: Section/Lot: 2/42  
 Bldr/Prjct/Cont: Tax ID: [291512011003000020](#) MultiTax ID: Solid Waste: No  
 Semi Tax: \$3,371 Tax Year Due: 2016 Tax Exempt: HmTxEx, MortTxEx



	Sqft
Upper:	1,810
Main:	1,950
Apprx M/U Ttl:	3,760
Basement:	1,780
Apprx M/U & Bsmnt:	5,540
% Fin Bsmnt:	75+%
Source:	Floorpla

	FB	HB	BD
Upper:	4	0	4
Main:	0	1	0
Bsmnt:	1	0	1
Total:	5	1	5

Beds: 5  
 Baths: 5/1  
 # Rooms: 13  
 Floor #:   
 Levels: 2 Levels  
 Unit Entry Lvl:

Garage: Yes, 3CarAttach, GarDrOpenr, FinGarage, LoadCrtyd  
 Parking: Fireplace: 2, GasLog, GreatRoom, Hearth Room  
 Basement: Yes, 9ft+Ceil, Finished, DayliteWin, EgressWin  
 Foundation: BsmtPrCnc  
 Web Link: [www.kimsellsindy.com](http://www.kimsellsindy.com)  
 Web Link2: <http://www.tourfactory.com/1399509>

Recent: 06/11/2016 : DECR : \$669,000->\$649,000

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	22x16	Upper	Carpeting	No	2ndBedroom	15x15	Upper	Carpeting	No
3rdBedroom	14x13	Upper	Carpeting	No	4thBedroom	13x12	Upper	Carpeting	No
5thBedroom	15x13	Basement	Carpeting	No	BreakfastRoom	18x15	Main	Hardwood	No
DenLibrary	13x12	Main	Hardwood	No	DiningRoom	15x12	Main	Hardwood	No
FamilyRoom	41x16	Basement	Carpeting	No	GreatRoom	25x16	Main	Hardwood	No
HomeTheatr	20x14	Basement	Carpeting	No	Kitchen	18x15	Main	Hardwood	No

Directions

104th Street East of Olivo to Timberstone entrance on the right. Follow Timberstone Drive to "T" right on Hearthwood, then left on Forest Meadow and left on Brooks Edge Lane to home on the left.

Property Description

Why build when you can own this exquisite 5BR/5.5BA Geist home & move right in. The main lvl is hilited by the 2-story GR w/cust beamed ceiling, full wall of windows & gas frplc flanked by blt-ins. Open flr plan w/gour kit, high end applcs, spac brkfst area, hearth rm, walk-thru pantry, planning cntr, for DR, office & L/U. Luxurious Mstr ste w/sitting area, luxurious bth & lrg WIC. Every BR has their own bth & WIC. Step into your pub-like bsmt w/bar, theater area, frplc, 5th BR & full bth.

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

Exclude: bar refrigerator, theater equipment housed in the closet, garage freezer,washer & dryer, guitar hooks in girls bedroom. Included: Home theater projector/screen/speakers, bar microwave, bar dishwasher, invisible pet fence, homeowner has the matching chandelier for DR, they replaced and used the room as a piano room. HVAC serviced by Dial One maintenance plan

Description

Lifestyle: Detached Arch Style: TradAmer  
 Exterior: Brick, Stone Porch: DeckMain  
 Master Bedroom: DbISinks, FTubSepShr, Suite, WalkinClos, WhirlpITub Areas: GrtRm2Story, LndryRmMn  
 Appliances: CookTopGas, Dishwasher, GrbgDispsl, KitExhaust, Eating Area: BrkfstRoom, CntrlIsland, FormalDR, PntryWkLn  
 Microwave, OvenBltl n, OvenCnvctn, Refrigratr  
 Equipment: NetworkRdy, MultPhnLin, SecAlrmPd, Interior Amen: AtticAcces, B/IBkShlv, CeilRsed, CeilVlt, HrdrdFloor, ScrnsComp  
 SmokeAlarm, SmpPmp w/Bac, TheaterEq, WetBar, WtrSftnPd  
 Lot Info: Sidewalks, StormSewer, TreeMature, TreesSmall Exterior Amen: DrvConcret, OutFpl/Pit, Sprkr/IrrSys  
 Lot Size: .36 acres Acres: 1/4-1/2 Acre # of Acres: 0.36 Condo Descrp:

Utilities/Environmental

Heating: DualSystem, ForcedAir Fuel: Gas  
 Cooling: CeilPadFan, CentrIElec Primary Wtr Source: MunWtrConn  
 Water Heater: Gas Primary Sewage Disp: MunSwrConn  
 Utility Option: CableConn, GasConn, HighSpdAVL Green Certificate

Financial/Association Information

Possible Financing: Conventnl, ICON Fee Paid: Annually Fee Amnt: \$930  
 Ownership Int: PUD  
 Fee Includes: InsCommon, MainCommon, PrkPlygrnd, Pool, ProfMgmt, Remvlsnow  
 Mgmt Co.: Main Street Management Mgmt Phone: More than 1 Assoc:

Contract/Office Information

List Type: Exclusive Right to Sell BAC: 3.0 % Var: No Insp/Warr: Not Applicable LD: 07/28/2015  
 Circumstances of Sale: Disc: Not Applicable Disc Oth: Covnts&Restrct, SalesDiscOF Ent D: 07/29/2015  
 Show: Yes FHA Cert: Show Dt: 07/28/2015 Poss: Negotiable Dir Solicit: No A/C Dt:  
 LOFc: [KW1N05: Keller Williams Indy Metro NE](#) OP: 317-564-7100 OF: 317-564-7111 Dir: XD: 07/28/2016  
 7100 X: 2638  
 LAgt: [15467: Kimberly Carpenter](#) Pref: 317-509-4000 Cell: 317-509-4000 Hm: 317-509-4000 TOM Dt:  
 VM: PF: Toll: Show: 317-955-5555 WD:  
 Team: Fdbk: 317-509-4000 Fdbk: [sold@kimsellsindy.com](mailto:sold@kimsellsindy.com)  
 CoAgt: Pref:  
 Con1: Type: Ph: Chg Dt: 06/11/2016  
 Con2: Type: Ph:

