



**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  
 School Dist: Hamilton Southeastern  
 Subdivision: TIMBERSTONE  
 Legal Desc: Timberstone  
 Bldr/Prjct/Cont:

Media: [24](#)  
 Area: 2912 - Hamilton - Fall Creek DOM/CDOM: 296/296  
 Virtual Tour: [http://www.tourfactory.com/1399509/r\\_MIBOR](http://www.tourfactory.com/1399509/r_MIBOR)  
 New Const: No  
 Status: **Active**  
 BLC#: **21367843**  
 MultiTax ID: 296/296  
 Tax Year Due: 2016

List/MoRnt \$: \$669,000 \*  
 Year Built: 2006  
 Section/Lot: 2/42  
 Map: N-103 E-142  
 Est.Comp. Date:



Tax ID: [291512011003000020](#)  
 Semi Tax: \$3,537

MultiTax ID:  
 Tax Year Due: 2016

Solid Waste: No  
 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: BsmntPrCnc  
 Web Link: [www.kimsellsindy.com](http://www.kimsellsindy.com)  
 Web Link2: <http://www.tourfactory.com/1399509>

Recent: 05/19/2016 : DECR : \$689,000->\$669,000

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 bsmnt 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  
 Exterior: Brick, Stone  
 Master Bedroom: DbISinks, FTubSepShr, Suite, WalkinClos, WhirlpTub  
 Appliances: CookTopGas, Dishwasher, GrbgDispsl, KitExhaust, Microwave, OvenBltIn, OvenCnvctn, Refrigratr  
 Equipment: NetworkRdy, MultPhnLin, SecAlrmPd, SmokeAlarm, SmpPmp w/Bac, TheaterEq, WetBar, WtrSftnPd  
 Lot Info: Sidewalks, StormSewer, TreeMature, TreesSmall  
 Lot Size: .36 acres  
 Arch Style: TradAmer  
 Porch: DeckMain  
 Areas: GrtRm2Story, LndryRmMn  
 Eating Area: BrkfstRoom, CntrlIsland, FormalDR, PntryWkIn  
 Interior Amen: AtticAcces, B/IBkShlv, CeilRsed, CeilVlt, HrdrdFloor, ScrnsComp  
 Exterior Amen: DrvConcret, OutFpl/Pit, Sprkr/IrrSys  
 Condo Descrp: 0.36

Utilities/Environmental

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

Financial/Association Information

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

Contract/Office Information

List Type: Exclusive Right to Sell  
 Circumstances of Sale:  
 Show: Yes  
 LOFc: [KWI05: Keller Williams Indy Metro NE](#)  
 LAgT: [15467: Kimberly Carpenter](#)  
 VM:  
 Team:  
 CoAgT:  
 Con1:  
 Con2:  
 BAC: 3.0 %  
 Disc: Not Applicable  
 Show Dt: 07/28/2015  
 OP: 317-564-7100 X: 2638  
 Pref: 317-509-4000  
 PF:  
 Fdbk: 317-509-4000  
 Type:  
 Insp/Warr: Not Applicable  
 Disc Oth: Covnts&Restrct, SalesDiscOF  
 Poss: Negotiable  
 OF: 317-564-7111 Dir:  
 Cell: 317-509-4000 Hm: 317-509-4000  
 Toll: Show: 317-955-5555  
 Fdbk: [sold@kimsellsindy.com](mailto:sold@kimsellsindy.com)  
 Ph:  
 LD: 07/28/2015  
 Ent D: 07/29/2015  
 A/C Dt:  
 XD: 07/28/2016  
 TOM Dt:  
 WD:  
 Chg Dt: 05/19/2016

