



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



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10040 Glenn Abbey Ln, Fishers, IN 46037
 Prop Sub/Trans: Single Fam/Sale Media: 24 Status: **Active**
 School Dist: Hamilton Southeastern Area: 2912 - Hamilton - Fall Creek BLC#: **21377094** List/MoRnt \$: \$375,000 *
 Subdivision: GLENN ABBEY PLACE County: Hamilton DOM/CDOM: 46/46 Year Built: 1997
 Legal Desc: Glenn Abbey Twp: Fall Creek Section/Lot: 1/20
 Bldr/Prjct/Cont: New Const: No Stage: Est.Comp. Date:

Tax ID: 291508023020000020 MultiTax ID: Solid Waste: No
 Semi Tax: \$1,158 Tax Year Due: 2015 Tax Exempt: HmTxEx, MortTxEx



	Sqft
Upper:	1,173
Main:	1,349
Apprx M/U Ttl:	2,522
Basement:	0
Apprx M/U & Bsmnt:	2,522
% Fin Bsmnt:	
Source:	Assesso

	FB	HB	BD
Upper:	1	0	3
Main:	1	1	1
Bsmnt:	0	0	0
Total:	2	1	4

Beds: 4
 Baths: 2/1
 # Rooms: 8
 Floor #:
 Levels: 2 Levels
 Unit Entry Lvl:

Garage: Yes, 2CarAttach, GarDrOpenr, FinGarage, KeylessEnt, ServiceDoor
 Parking: 2 Fireplace: 1, GasLog, GreatRoom
 Basement: No
 Foundation: Crawl
 Virtual Tour: http://www.tourfactory.com/1430787/r_MIBOR
 Web Link: <http://www.10040glennabbeylane.com>
 Web Link2: <http://www.kimsellsindy.com>



Recent: 11/01/2015 : DECR : \$398,000->\$375,000

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	16x15	Main	Carpeting	No	2ndBedroom	13x11	Upper	Carpeting	No
3rdBedroom	14x11	Upper	Carpeting	No	4thBedroom	18x12	Upper	Carpeting	No
DiningRoom	20x8	Main	Hardwood	No	GreatRoom	19x19	Main	Hardwood	No
Kitchen	16x10	Main	Hardwood	No	LaundryRm	9x6	Main	Hardwood	No

Directions

96th Street E of I-69 to Mollenkopf Road. Go north on Mollenkopf to entrance of Windermere on right. Turn left at stop sign and proceed to home on left

Property Description

Exquisitely appointed 4BR/2.5BA home on a private pond! The finishes in this home rival those of a much more expensive home from the custom Carmel Kitchen, upgraded baths, California closets to the limestone patio, this home has it all! The leaded glass door allows entry into the open flr plan featuring hrwd flrs, soaring ceilings & the feel of a show home. Main lvl mstr ste w/lux bth, 3 add'l BR's up w/an updt'd bth. Ample entertaining space, inside & out! You must see it to believe it!

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

See attachments for list of improvements/updates Exclude all draperies and drapery rods in upstairs BR to back of home All TV's and sound equipment stay except for the cable box - wired thru-out home except 4th BR/office, even outside & garage All art work & brackets will be removed from the walls and the walls will be professionally patched and painted to match Cabinets in garage stay Exclude all exterior flower pots

Description

Lifestyle: Detached Arch Style: Contemp, TradAmer
 Exterior: Brick Porch: PatioOpen
 Master Bedroom: DbISinks, FTubSepShr, MainLevel, WalkinClos, WhirlpITub Areas: GrtRm2Story, LndryRmMn
 Appliances: Dishwasher, GrbgDispsl, JennType, Microwave, OvenBltIn, Refrigratr Eating Area: BrkfstBar, FormalDR, KitUpdated
 Equipment: SecAlarmPd, SurrndSnd, WtrSftnPd Interior Amen: CeilTray, HrdrdFloor, WinTherm, WdWkPaintd
 Lot Info: Corner, Pond, TreesSmall, WaterView Exterior Amen: DrvConcret, OutFpl/Pit, Sprkr/IrrSys
 Lot Size: 78x108 Acres: <1/4 Acre # of Acres: 0.19 Condo Descrp:

Utilities/Environmental

Heating: ForcedAir Fuel: Gas
 Cooling: CentrIElec Primary Wtr Source: MunWtrConn
 Water Heater: Gas Primary Sewage Disp: MunSwrConn
 Utility Option: CableConn

Green CertificateNo

Financial/Association Information

Possible Financing: Conventnl, ICON Fee Paid: Annually Fee Amnt: \$450
 Ownership Int: PUD
 Fee Includes: InsCommon, MainCommon, PrkPlygrnd, RemvISnow

Contract/Office Information

List Type: Exclusive Right to Sell BAC: 3.0 % Var: No Insp/Warr: Not Applicable LD: 09/16/2015
 Circumstances of Sale: Disc: Not Applicable Disc Oth: SalesDiscOF Ent D: 09/18/2015
 Show: Yes FHA Cert: Show Dt: 09/19/2015 Poss: Negotiable Dir Solicit: No A/C Dt:
 LOfc: [KWI N05: Keller Williams Indy Metro NE](#) OP: 317-564-7100 X: OF: 317-564-7111 Dir: XD: 03/16/2016
 LAgt: [15467: Kimberly S 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](#)
 CoAgT: Pref: Ph: Chg Dt: 11/01/2015
 Con1: Type: Ph:
 Con2: Type: Ph: