



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



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9643 Trail Dr, Avon, IN 46123  
 Prop Sub/Trans: Single Fam/Sale  
 School Dist: Avon Community  
 Subdivision: AVON TRAILS  
 Legal Desc: Avon Trails  
 Bldr/Prjct/Cont:

Media: [21](#)  
 Area: 3204 - Hendricks - Washington  
 County: Hendricks  
 New Const: No  
 Status: **Active**  
 BLC#: **21385733**  
 DOM/CDOM: 1/1  
 Twp: Washington  
 Stage:

List/MoRnt \$: \$170,000  
 Year Built: 2001  
 Section/Lot: 4C/175  
 Map: N-80 E-960  
 Est.Comp. Date:



Tax ID: [320906242018000022](#)  
 Semi Tax: \$720

MultiTax ID:  
 Tax Year Due: 2015

Solid Waste: No  
 Tax Exempt: HmTxExNotR  
 MrTxExNotR,  
 None

	Soft
Upper:	1,524
Main:	986
Apprx M/U Ttl:	2,510
Basement:	0
Apprx M/U & Bsmnt:	2,510
% Fin Bsmnt:	
Source:	Apprais

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

Beds: 3  
 Baths: 2/1  
 # Rooms: 9  
 Floor #: 2 Levels  
 Unit Entry Lvl:

Garage: Yes, 2CarAttach, FinGarage  
 Parking: 2  
 Basement: No  
 Foundation: Slab  
 Virtual Tour: [http://www.tourfactory.com/1448384/r\\_MIBOR](http://www.tourfactory.com/1448384/r_MIBOR)  
 Web Link: <http://www.9643traildrive.com>  
 Web Link2: <http://www.kimsellsindy.com>  
 Fireplace: 0, NoFirepl



Recent: 11/03/2015 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	15x13	Upper	Carpeting	No	2ndBedroom	15x10	Upper	Carpeting	No
3rdBedroom	15x10	Upper	Carpeting	No	DiningRoom	15x10	Main	Carpeting	No
FamilyRoom	20x20	Main	Hardwood	No	GreatRoom	21x20	Main	Carpeting	No
Kitchen	11x11	Main	Vinyl	No	Loft	16x11	Upper	Carpeting	No

Directions

CR 100N (10th Street) West of CR 1050E to Avon Trails entrance. Turn South on Comb Run to Hollowood. Turn left to Helm. Turn right on Helm and follow to Trail Drive. Home on left in culdesac.

Property Description

If you are looking for a ready to move into home, look no further than this 3BR/2.5BA home. Located on a large, private lot in Avon Trails, this home has a lot to offer, new carpet, newer HVAC, new garage door & newer applcs. Main lvl features an open flr plan w/a nice sized GR that opens to the DR, kitchen & spacious FR. Nice sized mstr ste w/WIC, garden tub & sep shwr along with 2 addt'l bedrooms, bath & loft complete the upper level. Come & take a look today, you won't be disappointed.

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

Seller has built in a laundry room in the garage, this can be easily removed and laundry moved back into the home to allow for more parking space in the garage. If interested the buyer can sign a new alarm contract and pay \$39.99/month for 24 months or can be take over the seller's contract at \$49.99/month There is built in surround sound in the home and the wall between the GR & FR has extra insulation for sound deadening.

Description

Lifestyle: Detached  
 Exterior: Brick, Vinyl  
 Master Bedroom: FTubSepShr, GardenTub, WalkinClos  
 Appliances: Dishwasher, Dryer, MicroHood, O/RElec, Refrigratr, Washer  
 Equipment: SecAlrmPd, SmokeAlarm  
 Lot Info: Cul-De-Sac, Sidewalks, StormSewer, TreesSmall  
 Lot Size: 100x132 Acres: 1/4-1/2 Acre# of Acres: 0.31 Condo Descrip:  
 Arch Style: TradAmer  
 Porch: DeckMain, PorchCovrd  
 Areas: FoyerLarge  
 Eating Area: BrkfstBar, FormalDR, Pantry  
 Interior Amen: CeilRsed  
 Exterior Amen: DrvConcret

Utilities/Environmental

Heating: HeatPump  
 Cooling: CentriElec, HeatPump  
 Water Heater: Electric  
 Utility Option: CableConn  
 Fuel: Electric  
 Primary Wtr Source: MunWtrConn  
 Primary Sewage Disp: MunSwrConn

Green CertificateNo

Financial/Association Information

Possible Financing: Conventnl, FHA, VA  
 Ownership Int: PUD  
 Fee Includes: AssocHmOwn, InsCommon  
 Fee Paid: Annually  
 Fee Amnt: \$295

Contract/Office Information

List Type: Exclusive Right to Sell  
 Circumstances of Sale:  
 Show: Yes  
 LOFc: [KWIN05: Keller Williams Indy Metro NE](#)  
 LAgt: [15467: Kimberly S Carpenter](#)  
 BAC: 3.5 % Var: No  
 Disc: Not Applicable  
 Show Dt: 11/03/2015  
 OP: 317-564-7100 X:  
 Pref: 317-509-4000  
 Insp/Warr: WarrBlDr  
 Disc Oth: Covnts&Restrct, SalesDiscOF  
 Poss: Negotiable Dir Solicit: No  
 OF: 317-564-7111 Dir:  
 Cell: 317-509-4000 Hm: 317-509-4000  
 Show: 317-955-5555  
 LD: 11/03/2015  
 Ent D: 11/03/2015  
 A/C Dt:  
 XD: 05/03/2016  
 TOM Dt:  
 WD:  
 Team:  
 CoAgt:  
 Con1:  
 Con2:  
 Fdbk: 317-509-4000  
 Pref:  
 Type:  
 Type:  
 Ph:  
 Ph:  
 Chg Dt: 11/04/2015