



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



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11248 Hylas Dr, Noblesville, IN 46060
 Prop Sub/Trans: Single Fam/Sale Media: [22](#) Status: **Active**
 School Dist: Noblesville Schools Area: 2914 - Hamilton - Noblesville BLC#: **21394231** List/MoRnt \$: \$175,000
 Subdivision: ROUDEBUSH FARMS County: Hamilton DOM/CDOM: 1/0 Year Built: 2006
 Legal Desc: Roudebush Farms Sec 3 Lot Twp: Noblesville Section/Lot: 3/129
 Bldr/Prjct/Cont: New Const: No Stage: Est.Comp. Date: N-193 E-

Tax ID: [290728010039000013](#) MultiTax ID: Solid Waste: Yes
 Semi Tax: \$926 Tax Year Due: 2015 Tax Exempt: HmTxEx, MortTaxEx



	Sqft
Upper:	1,320
Main:	1,016
Apprx M/U Ttl:	2,336
Basement:	0
Apprx M/U & Bsmnt:	2,336
% Fin Bsmnt:	
Source:	Assesso

	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 #:
 Levels: 2 Levels
 Unit Entry Lvl:

Garage: Yes, 2CarAttach, GarDrOpenr
 Parking: 2 Fireplace: 1, GasLog, GreatRoom
 Basement: No
 Foundation: Slab
 Virtual Tour: <http://www.tourfactory.com/1482856>
 Web Link: <http://www.11248hylasdrive.com>
 Web Link2: <http://www.kimsellsindy.com>



Recent: 01/13/2016 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	19x18	Upper	Carpeting	Yes	2ndBedroom	14x11	Upper	Carpeting	Yes
3rdBedroom	13x10	Upper	Carpeting	Yes	BreakfastRoom	12x9	Main	Laminated	Yes
GreatRoom	17x16	Main	Carpeting	Yes	Kitchen	12x10	Main	Laminated	Yes
LaundryRm	12x6	Main	Tile-Ceramic	Yes	Loft	17x14	Upper	Carpeting	Yes
Office	14x12	Main	Carpeting	Yes					

Directions

State Road 37 North to 191st Street, go right (East) past Promise Road to the entrance of Roudebush Farms, turn left on Searay, follow to Hylas and turn right to home on the left

Property Description

From the moment you enter this 3BR/2.5 BA home, you will feel at home! Open floor plan with priv off w/french doors, spac GR which opens to the beautifully updated kit w/stnls applcs, cntr island & large brkfst rm, a 1/2 bth & L/U w/blt ins complete the main lvl. The upper lvl feat a large loft, 2 BR's, addt'l bth & a mstr ste that will make you want to stay. Mstr ste feat vaulted ceilings, whirlpl tub/sep shwr & a custom WIC. Fenced lot w/pergola covered patio that stays too. Great N-hood!

Description

Lifestyle: Detached Arch Style: TradAmer
 Exterior: Brick, Vinyl Porch: PatioCovrd
 Master Bedroom: DbISinks, FTubSepShr, WalkinClos, WhirlplTub Areas: LndryRmMn
 Appliances: Dishwasher, GrbgDispsl, MicroHood, O/RElecEating Area: BrkfstBar, BrkfstRoom, CntrIIsland
 Equipment: SmokeAlarm Interior Amen: CeilVlt, WinTherm, WdWkPaintd
 Lot Info: StormSewer, TreesSmall Exterior Amen: DrvConcret, FenceFullR
 Lot Size: 8,712 Acres: < 1/4 Acre # of Acres: 0.20 Condo Descrip:

Utilities/Environmental

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

Green CertificateNo

Financial/Association Information

Possible Financing: Conventnl, FHA, VA Fee Paid: Annually Fee Amnt: \$430
 Ownership Int: PUD
 Fee Includes: InsCommon, PrkPLYgrnd, Pool
 Mgmt Co.:

Mgmt Phone: More than 1 Assoc: No

Contract/Office Information

List Type: Exclusive Right to Sell BAC: 3.0 % Var: No Insp/Warr: Not Applicable LD: 01/12/2016
 Circumstances of Sale: None Disc: Not Applicable Disc Oth: Covnts&Restrct, SalesDiscOF Ent D: 01/13/2016
 Show: Yes FHA Cert: Yes Show Dt: 01/13/2016 Poss: Negotiable Dir Solicit: No A/C Dt:
 LOfc: [KWI05: Keller Williams Indy Metro NE](#) OP: 317-564-7100 X: OF: 317-564-7111 Dir: XD: 07/12/2016
 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: 01/13/2016
 Con1: Type: Ph:
 Con2: Type: Ph:

Requested By: Kimberly S Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Wednesday, January 13, 2016 10:00 AM