



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



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173 E COLUMBINE Ln, Westfield, IN 46074
 Prop Sub/Trans: Single Fam/Sale Media: **24** Status: **Active**
 School Dist: Westfield-Washington Area: 2913 - Hamilton - Washington BLC#: **21393558** List/MoRnt \$: \$275,000 *
 Subdivision: MEADOWS AT SPRINGMILL County: Hamilton DOM/CDOM: 38/38 Year Built: 1998
 Legal Desc: MEADOWS AT SPRINGMILL VIL Twp: Washington Section/Lot: 2/67
 Bldr/Prjct/Cont: New Const: No Stage: Est.Comp. Date: - -

Tax ID: **290914108025000015** MultiTax ID: Solid Waste: No
 Semi Tax: \$1,300 Tax Year Due: 2015 Tax Exempt: HmTxEx, MortTxEx



	Soft
Upper:	1,391
Main:	1,674
Apprx M/U Ttl:	3,065
Basement:	0
Apprx M/U & Bsmnt:	3,065
% Fin Bsmnt:	
Source:	Assesso

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

Beds: 4
 Baths: 2/1
 # Rooms: 12
 Floor #: -
 Levels: 2 Levels
 Unit Entry Lvl: -

Garage: Yes, 3CarAttach
 Parking: No
 Basement: No
 Foundation: Slab
 Virtual Tour: http://www.tourfactory.com/1481795/r_MIBOR
 Web Link: <http://www.173ecolumbinelane.com>
 Web Link2: <http://www.kimsellsindy.com>



Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	18x17	Upper	Carpeting	No	2ndBedroom	13x12	Upper	Carpeting	No
3rdBedroom	13x11	Upper	Carpeting	No	4thBedroom	12x10	Upper	Carpeting	No
BreakfastRoom	13x13	Main	Laminated	No	DiningRoom	14x11	Main	Carpeting	No
FamilyRoom	18x16	Main	Carpeting	No	Kitchen	14x12	Main	Laminated	No
LaundryRm	10x10	Main	Vinyl	No	LivingRoom	15x14	Main	Carpeting	No
Office	13x11	Main	Carpeting	No	SunRoom	15x10	Main	Carpeting	No

Directions

Springmill to 156th St. east to Rosemoor Crossing. Turn right (south) on Rosemoor to 'T' turn right on Columbine Lane.

Property Description

Welcome, this well maintained 4BR/2.5BA hm in Springmill Villages could be yours! Situated on a beautiful fenced lot overlooking a pond w/the n'hood amenities in view. This hm features a for LR, for DR, off, light/bright kit that is open to the spac FR w/gas frplc. Nice mstr ste w/lrg WIC & bth including whirlpl tub/sep shwr, 3 addtl BR's & a full bth complete the upper lvl. Enjoy relaxing on the sunporch or exploring the parks/wlking trails in the area. Abundant closet space & many updates.

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

Exclude w/d, freeze in Laundry. New garage doors/openers. New stainless applcs, fresh landscaping 2/14/16: Within the past week, sellers discovered there is settling of the foundation on the northside & east corner of the house. The repair has been scheduled for the first week of April & will include repair and paint of the two northside rooms on the main level. Indiana Foundation will provide a 25 year, transferable warranty as part of their service

Description

Lifestyle: Detached Arch Style: TradAmer
 Exterior: Vinyl Porch: PorchCovrd, PorGlsEncI
 Master Bedroom: FTubSepShr, Suite, WalkinClos, WhirlPlTub Areas: FoyerLarge, FormalLvRm, LndryRmMn
 Appliances: Dishwasher, GrbgDispsl, Microwave, Eating Area: BrkfstRoom, CntrlIsland, FormalDR, Pantry
 Equipment: NetworkRdy, SmokeAlarm, WtrSftnPd Interior Amen: AtticAcces, CeilRsed, WlknClos, WdWkPaintd
 Lot Info: Pond, Sidewalks, StrtLights, TreeMature Exterior Amen: DrvConcret, PoolComm, TennisCom
 Lot Size: 107x159 Acres: 1/4-1/2 Acre# of Acres: 0.38 Condo Descrip:

Utilities/Environmental

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

Green CertificateNo

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA Fee Paid: Quarterly Fee Amnt: \$125
 Ownership Int: MandFee
 Fee Includes: EntryComm, InsCommon, MainCommon, NatureArea, PrkPLYgrnd, Pool, ProfMgmt, Tennis
 Mgmt Co.: ? 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: 01/07/2016
 Circumstances of Sale: Disc: Not Applicable Disc Oth: Covnts&Restrct, SalesDiscMedia Ent D: 01/08/2016
 Show: Yes FHA Cert: Yes Show Dt: 01/07/2016 Poss: Negotiable Dir Solicit: No A/C Dt: -
 LOfc: [KWI N05: Keller Williams Indy Metro NE](http://www.kw.com) OP: 317-564-7100 X: OF: 317-564-7111 Dir: XD: 07/07/2016
 LAg: [15467: Kimberly S Carpenter](http://www.kw.com) 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
 CoAg: Pref: Ph: Chg Dt: 02/14/2016
 Con1: Type: Ph:
 Con2: Type: Ph: