



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



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14136 Avalon East Dr, Fishers, IN 46037
 Prop Sub/Trans: Single Fam/Sale Media: **23** Status: **Active**
 School Dist: Hamilton Southeastern Area: 2912 - Hamilton - Fall Creek BLC#: **21408617** List/MoRnt \$: \$260,000
 Subdivision: AVALON County: Hamilton DOM/CDOM: 0/0 Year Built: 2006
 Legal Desc: ACREAGE .17, SECTION 25, Twp: Fall Creek Section/Lot: /321
 Bldr/Prjct/Cont: New Const: No Stage: Est.Comp. Date: - -

Tax ID: **291125006083000020** MultiTax ID: Solid Waste: No
 Semi Tax: \$966 Tax Year Due: 2016 Tax Exempt: HmTxEx, MortTaxEx, VetTxExemp



	Soft
Upper:	768
Main:	936
Apprx M/U Ttl:	1,704
Basement:	936
Apprx M/U & Bsmnt:	2,640
% Fin Bsmnt:	75+%
Source:	Assesso

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

Bed: 4
 Bath: 3/1
 # Rooms: 10
 Floor #: -
 Levels: 2 Levels
 Unit Entry Lvl: -

Garage: Yes, 2CarAttach, GarDrOpenr
 Parking: Fireplace: 1, GasLog, GreatRoom
 Basement: Yes, Finished, Full, EgressWin
 Foundation: BsmntPrCnc
 Virtual Tour: <http://www.tourfactory.com/1537652>
 Web Link: <http://www.14136AvalonEastDrive.com/>
 Web Link2: <http://www.WeSellIndyTeam.com/>



Recent: 04/08/2016 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	14x13	Upper	Carpeting	No	2ndBedroom	12x10	Upper	Carpeting	No
3rdBedroom	13x10	Upper	Carpeting	No	4thBedroom	16x10	Basement	Carpeting	No
BonusRoom	13x13	Basement	Laminated	No	DiningRoom	11x11	Main	Hardwood	No
FamilyRoom	19x11	Basement	Carpeting	No	GreatRoom	19x12	Main	Hardwood	No
Kitchen	19x12	Main	Tile-Ceramic	No	LaundryRm	07x06	Main		No

Directions

From 126th Street and Olio Road, head north on Olio Road and turn right on Avalon Blvd. Follow Avalon Blvd to roundabout and exit onto Avalon East Drive to home on left.

Property Description

Amazing 4BR/3.5BA hm in sought after Avalon of Fishers! This hm shows like a model with its beautiful hrdwds, cust blt-ins, updated kitchen & pottery barn style. No detail has been missed. Open main lvl with for DR, appealing GR & white kit w/an incredible island & stnls applcs. Mstr ste w/relaxing bth feat dbl sinks, grdn tub/sep shwr & lrg WIC, 2 addt'l BR's & bth on the 2nd lvl. Fnshd bsmnt w/4th BR, full bth, FR, study & hidden storage! Relaxing deck/paver patio ovrlkng nature area.

Description

Lifestyle: Detached Arch Style: TradAmer, Two Story
 Exterior: Brick, Vinyl Porch: DeckMain, PatioOpen
 Master Bedroom: DbISinks, FTubSepShr, GardenTub, Suite, WalkinClos Areas: Foyer2Story, LndryRmMn
 Appliances: Dishwasher, Dryer, GrbgDispsl, Microwave, Eating Area: BrkfstBar, Cntrl island, FormalDR, KitUpdated
 Equipment: SecAlrmPd, SmokeAlarm, SmpPmp w/Bac, Interior Amen: HrdrdFloor, ScrnsComp, WinVinyl, WdWkPaintnd
 Lot Info: Sidewalks, StrtLights, TreeMature Exterior Amen: DrvConcret, PoolCommu, Sprkr/IrrSys, TennisCom
 Lot Size: 7,405 Acres: < 1/4 Acre # of Acres: 0.17 Condo Descrip:

Utilities/Environmental

Heating: ForcedAir Fuel: Gas
 Cooling: CentrIElec Primary Wtr Source: MunWtrConn
 Water Heater: Gas Primary Sewage Disp: MunSwrConn
 Utility Option: CableAvail, HighSpdAvl Green CertificateNo

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA Fee Paid: Quarterly Fee Amnt: \$145
 Ownership Int: MandFee
 Fee Includes: AssocHmOwn, EntryComm, InsCommon, MainCommon,
 NatureArea, PrkPlygrnd, Pool, Tennis
 Mgmt Co.: Community Mgmt Services Mgmt Phone: 317-631-2213 More than 1 Assoc: No

Contract/Office Information

List Type: Exclusive Right to Sell BAC: 3.0% % Var: No Insp/Warr: Not Applicable LD: 04/08/2016
 Circumstances of Sale: None Disc: Not Applicable Disc Oth: Covnts&Restrct, SalesDiscOF Ent D: 04/08/2016
 Show: Yes FHA Cert: Show Dt: 04/08/2016 Poss: Negotiable Dir Solicit: No A/C Dt:
 LOfc: [KW IN05: Keller Williams Indy Metro NE](http://www.kw.com) OP: 317-564-7100 X: OF: 317-564-7111 Dir: XD: 10/08/2016
 LAgt: [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
 CoAgt: [17847: Cynthia Marchant](http://www.kw.com) Pref: Ph: Chg Dt: 04/08/2016
 Con1: Type: Ph:
 Con2: Type: Ph: