



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



Office: 317-564-7100
 Cell: 317-509-4000
 Fax: 317-564-7111

sold@kimsellsindy.com

14146 AVALON EAST Dr, Fishers, IN 46037
 Prop Sub/Trans: Single Fam/Sale Media: [24](#) Status: **Active**
 School Dist: Hamilton Southeastern Area: 2912 - Hamilton - Fall Creek BLC#: **21413342** List/MoRnt \$: \$280,000
 Subdivision: AVALON OF FISHERS County: Hamilton DOM/CDOM: 1/1 Year Built: 2007
 Legal Desc: AVALON OF FISHERS Acreage Twp: Fall Creek Section/Lot: 25/322
 Bldr/Prjct/Cont: New Const: No Stage: Est.Comp. Date: N- E-

Tax ID: [291125006084000020](#) MultiTax ID: Solid Waste: No
 Semi Tax: \$1,287 Tax Year Due: 2016 Tax Exempt: HmTxEx, MortTaxEx, OtherTxEx



	Soft
Upper:	1,038
Main:	1,128
Apprx M/U Ttl:	2,166
Basement:	1,128
Apprx M/U & Bsmnt:	3,294
% Fin Bsmnt:	75+%
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, 2CarAttach, GarDrOpenr
 Parking: Fireplace: 1, FamilyRm, GasLog
 Basement: Yes, Finished, PlumbRough, DayliteWin
 Foundation: BsmntPrCnc
 Virtual Tour: <http://www.tourfactory.com/1550037>
 Web Link: <http://www.14146avaloneastdrive.com>
 Web Link2: <http://www.wesellindyteam.com>

Recent: 04/23/2016 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	17x13	Upper	Carpeting	Yes	2ndBedroom	13x10	Upper	Carpeting	Yes
3rdBedroom	12x12	Upper	Carpeting	Yes	4thBedroom	12x10	Upper	Carpeting	Yes
BonusRoom	13x10	Basement	Carpeting	No	BreakfastRoom	14x7	Main	Hardwood	Yes
DiningRoom	11x10	Main	Carpeting	Yes	FamilyRoom	18x14	Main	Carpeting	Yes
Kitchen	14x10	Main	Hardwood	Yes	LivingRoom	14x10	Main	Carpeting	Yes
Rec/PlayRm	40x17	Basement	Carpeting	No	Optional Room 4	6x6	Main	Vinyl	No

Directions

I-69N to 238 Exit towards Noblesville* Right onto Greenfield Ave/238*Take 2nd exit (on roundabout) to Olio Rd*Left to Avalon Blvd*Take 2st Exit (on roundabt) to Avalon East Dr - house is on left

Property Description

Beautifully maintained 4BR/2.5BA home in sought after Avalon of Fishers. Situated on a well manicured lot overlooking the nature area. The moment you enter, the pride of ownership shines thru. 2-Story entry opens to the for LR, DR & then on to the kit w/cntr island overlooking the brkfst area & spac FR w/cozy gas frplc. The upper lvl is hi-lighted by the vaulted mstr ste w/lrg bth feat: grdn tub/sep shwr, dbl sinks & WIC. Fnsht bsmnt w/ample room for all! N'hood park, pools, plygrnd, walking trails

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

Exclude, washer, dryer, refrigerator, trampoline, playset, tire swing & hammock. Exclude metal shelving in basement, wood shelving stays. Loft in basement included unless buyer wants seller to remove it.

Description

Lifestyle: Detached Arch Style: TradAmer, Two Story
 Exterior: Brick, Vinyl Porch: PatioOpen, PorchCovrd
 Master Bedroom: DblSinks, FTubSepShr, GardenTub, Suite, WalkinClos Areas: Foyer2Story, FormalLvRm, LndryRmMn
 Appliances: Dishwasher, GrbgDispsl, MicroHood, O/RGAS Eating Area: BrkfstRoom, CntrlIsland, FormalDR, Pantry
 Equipment: SmokeAlarm, SmpPmp w/Bac Interior Amen: CeilVlt, WIKInClos, HrdrdFloor, WinTherm, WinVinyl
 Lot Info: Sidewalks, StrtLights, TreeMature Exterior Amen: DrvConcret
 Lot Size: 0x0 Acres: < 1/4 Acre # of Acres: 0.17 Condo Descrip:

Utilities/Environmental

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

Green CertificateNo

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA Fee Paid: Quarterly Fee Amnt: \$145
 Ownership Int: PUD
 Fee Includes: InsCommon, MainCommon, PrkPLYgrnd, Pool, RemvlSnow, RemvlTrash
 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: 04/22/2016
 Circumstances of Sale: Disc: Not Applicable Disc Oth: Covnts&Restrct, SalesDiscOF, SalesDiscMedia Ent D: 04/23/2016
 Show: Yes FHA Cert: Yes Show Dt: 04/22/2016 Poss: Negotiable Dir Solicit: No A/C Dt:
 LOfc: [KW1N05: Keller Williams Indy Metro NE](#) OP: 317-564-7100 X: OF: 317-564-7111 Dir: XD: 10/22/2016
 LAg: [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 Chg Dt: 04/23/2016
 CoAgt: Pref:
 Con1: Type:
 Con2: Type:

Requested By: Kimberly S Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Saturday, April 23, 2016 05:15 AM