



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



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18881 BIG CIRCLE Dr, Noblesville, IN 46062  
 Prop Sub/Trans: Single Fam/Sale Media: [23](#) Status: **Active**  
 School Dist: Noblesville Schools Area: 2914 - Hamilton - Noblesville BLC#: [21420337](#) List/MoRnt \$: \$175,000  
 Subdivision: FAIRWAYS AT PRAIRIE CRV Virtual Tour: <http://www.tourfactory.com1150585> DOM/CDOM: 0/0 Year Built: 2013  
 Legal Desc: FAIRWAYS AT PRAIRIE CROSS New Const: No Stage: Est.Comp. Date: - -  
 Bldr/Prjct/Cont: Tax ID: [290625008012000013](#) MultiTax ID: Solid Waste: No  
 Semi Tax: \$1,686 Tax Year Due: 2016 Tax Exempt: HmTxEx, MortTxEx



|                    | Soft    |
|--------------------|---------|
| Upper:             | 1,182   |
| Main:              | 900     |
| Apprx M/U Ttl:     | 2,082   |
| Basement:          | 0       |
| Apprx M/U & Bsmnt: | 2,082   |
| % Fin Bsmnt:       |         |
| Source:            | Builder |

|        | 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: 8  
 Floor #: -  
 Levels: 2 Levels  
 Unit Entry Lvl: -

Garage: Yes, 2CarAttach, GarDrOpenr  
 Parking: - Fireplace: 0  
 Basement: No  
 Foundation: Slab  
 Web Link: <http://www.18881bigcircledrive.com>  
 Web Link2: <http://www.wesellindyteam.com>



Recent: 05/26/2016 : NEW

Room Information

| Room Type      | Dimensions | Level | Floors    | Window Trtmt | Room Type  | Dimensions | Level | Floors    | Window Trtmt |
|----------------|------------|-------|-----------|--------------|------------|------------|-------|-----------|--------------|
| Master Bedroom | 17x15      | Upper | Carpeting | No           | 2ndBedroom | 13x10      | Upper | Carpeting | No           |
| 3rdBedroom     | 15x11      | Upper | Carpeting | No           | 4thBedroom | 11x11      | Upper | Carpeting | No           |
| DiningRoom     | 13x10      | Main  | Laminated | No           | GreatRoom  | 16x16      | Main  | Laminated | No           |
| Kitchen        | 13x12      | Main  | Laminated | No           | LaundryRm  | 8x9        | Main  | Laminated | No           |

Directions

North of 32 on Hague Road to Lakeview Drive, turn right (East) to first left on Fairway Crossing Dr then immediate left on Meadow Rue which becomes Big Circle after the bend. Home is on the left.

Property Description

Why build when you can own this better than new home complete with a green lawn, 2" window blinds & all appliances including the front load washer & dryer! The main level is very open with a spacious GR, DR, Kit w/breakfast, 1/2 bath & laundry, all with unique laminate floors, also an upgrade. Large master suite w/garden tub, separate shower & walk in closet along with 3 additional BR's & another bath. Great neighborhood with easy access to the quaint downtown Noblesville, Morse or interstates.

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

Currently listed, lease ends 7/31/16 24 hour notice for showings please.

Description

|                 |   |                |                                  |
|-----------------|---|----------------|----------------------------------|
| Lifestyle:      | Detached  | Arch Style:    | Two Story                        |
| Exterior:       | Stone, Vinyl  | Porch:         | PorchCovrd                       |
| Master Bedroom: | DblSinks, FTubSepShr, GardenTub, WalkinClos                           | Areas:         | FoyerSmall, LndryCloset          |
| Appliances:     | Dishwasher, Dryer, GrbgDispsl, MicroHood, O/RElec, Refrigratr, Washer | Eating Area:   | BrkfstBar, FormalDR              |
| Equipment:      | SmokeAlarm, WtrSftnPd   | Interior Amen: | StrmsCompt, WinVinyl, WdWkStaind |
| Lot Info:       | StormSewer, StrtLights, TreeMature                                    | Exterior Amen: | DrvConcret                       |
| Lot Size:       | .17 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:   | Electric               | Primary Sewage Disp: | MunSwrConn |
| Utility Option: | GasAvail               |                      |            |

Green CertificateNo

Financial/Association Information

|                     |  |             |                    |           |       |
|---------------------|--|-------------|--------------------|-----------|-------|
| Possible Financing: | Conventnl, FHA, VA                                       | Fee Paid:   | Annually           | Fee Amnt: | \$254 |
| Ownership Int:      | PUD  |             |                    |           |       |
| Fee Includes:       | AssocHmOwn, EntryComm, InsCommon, MainCommon, PrkPlygrnd |             |                    |           |       |
| 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:     | 05/26/2016 |
| Circumstances of Sale: |   | Disc:    | Not Applicable  |      |    | Disc Oth:  | Covnts&Restrct, SalesDiscOF                                      | Ent D:  | 05/26/2016 |
| Show:                  | Yes   | Show Dt: | 05/26/2016      |      |    | Poss:      | Negotiable Dir Solicit: No                                       | A/C Dt: |            |
| LOf:                   | <a href="#">KW1N05: Keller Williams Indy Metro NE</a> | OP:      | 317-564-7100 X: |      |    | OF:        | 317-564-7111 Dir:  | XD:     | 11/26/2016 |
| LAgt:                  | <a href="#">15467: Kimberly S Carpenter</a>           | Pref:    | 317-509-4000    |      |    | Cell:      | 317-509-4000 Hm:   | TOM Dt: |            |
| VM:                    |   | PF:      |                 |      |    |            | 4000   | WD:     |            |
| Team:                  |   | Fdbk:    | 317-509-4000    |      |    | Toll:      | Show: 317-955-5555   |         |            |
| CoAgt:                 |   | Pref:    |                 |      |    | Fdbk:      | <a href="mailto:sold@kimsellsindy.com">sold@kimsellsindy.com</a> |         |            |
| Con1:                  |   | Type:    |                 |      |    | Ph:        |  | Chg Dt: | 05/26/2016 |
| Con2:                  |   | Type:    |                 |      |    | Ph:        |  |         |            |

Requested By: Kimberly S Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, May 26, 2016 11:08 PM