



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



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11770 SAND CREEK Fishers, IN 46037
 Prop Sub/Trans: Single Fam/Sale Media: [21](#) Status: **Active** BLC#: **21426060** List/MoRnt \$: \$150,000
 School Dist: Hamilton Southeastern Area: 2912 - Hamilton - Fall Creek DOM/CDOM: 12/12 Year Built: 1998
 Subdivision: SAND CREEK WOODS Virtual Tour: http://www.tourfactory.com/1594797/r_MIBOR Section/Lot: /25
 Legal Desc: SAND CREEK WOODS New Const: No Stage: Map: N-117 E-
 Bldr/Prjct/Cont: Est.Comp. Date:

Tax ID: 291132005021000020	MultiTax ID:	Solid Waste: No
Semi Tax: \$1,520	Tax Year Due: 2016	Tax Exempt: None
Upper: 0	FB HB BD	Beds: 3
Main: 1,494	Upper: 0 0 0	Baths: 2/0
Apprx M/U Ttl: 1,494	Main: 2 0 3	# Rooms: 8
Basement: 0	Bsmnt: 0 0 0	Floor #: 1
Apprx M/U & Bsmnt: 1,494	Total: 2 0 3	Levels: 1 Level
% Fin Bsmnt:		Unit Entry Lvl:
Source: Assesso		



Garage: Yes, 2CarAttach, GarDrOpenr
 Parking: Fireplace: 1, GasLog, GreatRoom
 Basement: No
 Foundation: Slab
 Web Link: <http://www.11770sandcreekbldv.com>
 Web Link2: <http://www.wesellindyteam.com>

Recent: 07/05/2016 : DECR : \$155,000->\$150,000

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	15x12	Main	Carpeting	No	2ndBedroom	11x10	Main	Carpeting	No
3rdBedroom	11x10	Main	Carpeting	No	BreakfastRoom	9x7	Main	Vinyl	No
DiningRoom	12x10	Main	Carpeting	No	GreatRoom	17x15	Main	Carpeting	No
Kitchen	11x10	Main	Vinyl	No	LaundryRm	8x8	Main	Vinyl	No

Directions

116th EAST OF CUMBERLAND RD. NORTH ON SAND CREEK BLVD TO HOME on left

Property Description

Why rent when you could own this Fishers 3BR/2BA home in conveniently located Sand Creek Woods. Open floor plan with great room, dining area, kitchen & breakfast area with vaulted ceilings. Split bedrooms giving master privacy. Fully equipped with all kitchen appliances and washer/dryer. New carpet throughout, new vinyl in kitchen & master bath, new light fixtures in & out. Close to I-69 & downtown Fishers. Immediate occupancy available!

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

No property tax exemptions - previously rented

Description

Lifestyle: Detached Arch Style: Ranch
 Exterior: Brick, Vinyl Porch: PatioOpen, PorchCovrd
 Master Bedroom: FTub w/Shr, SplitBedRm, WalkinClos Areas: FoyerSmall, LndryRmMn
 Appliances: Dishwasher, Dryer, GrbgDispsl, MicroHood, Eating Area: BrkfstBar, BrkfstRoom, DinComb/GR, Pantry
 Equipment: SmokeAlarm Interior Amen: AtcPIDnStr, CeilCath, WIKl nClos, ScrnsComp, WinVinyl
 Lot Info: Sidewalks, TreesSmall Exterior Amen: DrvConcret
 Lot Size: 121X64 Acres: 1/4-1/2 Acre # of Acres: 0.18 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: Annually Fee Amnt: \$350
 Ownership Int: MandFee
 Fee Includes: AssocHmOwn, InsCommon, MainCommon, RemvISnow, RemvITrash
 Mgmt Co.: ? Mgmt Phone: More than 1 Assoc: No

Contract/Office Information

List Type: Exclusive Right to Sell BAC: 3.5 % Var: No Insp/Warr: Not Applicable LD: 06/23/2016
 Circumstances of Sale: Disc: Not Applicable Disc Oth: Covnts&Restrct, SalesDiscOF, Ent D: 06/23/2016
 Show: Yes FHA Cert: Yes Show Dt: 06/23/2016 Poss: AtClosing Dir Solicit: No A/C Dt:
 LOfc: [KWIN05: Keller Williams Indy Metro NE](#) OP: 317-564-7100 X: OF: 317-564-7111 Dir: XD: 12/23/2016
 LAgt: [15467: Kimberly 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: [17847: Cynthia Marchant](#) Pref: Ph:
 Con1: Type: Chg Dt: 07/05/2016
 Con2: Type:

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Tuesday, July 05, 2016 10:30 AM