



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**
 School Dist: Hamilton Southeastern Area: 2912 - Hamilton - Fall Creek DOM/CDOM: 0/0 BLC#: **21426060** List/MoRnt \$: \$155,000
 Subdivision: SAND CREEK WOODS Virtual Tour: <http://www.tourfactory.com/1594797> Year Built: 1998
 Legal Desc: SAND CREEK WOODS New Const: No Stage: Section/Lot: /25
 Bldr/Prjct/Cont: Map: N-117 E- Est.Comp. Date:

Tax ID: [291132005021000020](#) MultiTax ID: Solid Waste: No
 Semi Tax: \$1,520 Tax Year Due: 2016 Tax Exempt: None

Upper:	Sqft	FB	HB	BD
Main:	0	0	0	0
Apprx M/U Ttl:	1,494	2	0	3
Basement:	0	0	0	0
Apprx M/U & Bsmnt:	1,494	2	0	3
% Fin Bsmnt:	0			
Source:	Assesso			

 Beds: 3
 Baths: 2/0
 # Rooms: 8
 Floor #: 1 Level
 Unit Entry Lvl:



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: 06/23/2016 : NEW

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, O/RElec, Refrigratr, Washer	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:	\$295
Ownership Int:	MandFee				
Fee Includes:	AssocHmOwn, InsCommon, MainCommon, RemvISnow, RemvITrsh				
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, SalesDiscMedia	Ent D:	06/23/2016
Show:	Yes	FHA Cert:	Yes	Show Dt:	06/23/2016	Poss:	AtClosing Dir Solicit: No	A/C Dt:	
LOf:	KWIN05: Keller Williams Indy Metro NE	OP:	317-564-7100 X:	OF:	317-564-7111 Dir:	Cell:	317-509-4000 Hm: 317-509-4000	XD:	12/23/2016
LAgt:	15467: Kimberly Carpenter	Pref:	317-509-4000					TOM Dt:	
VM:		PF:		Toll:		Show:	317-955-5555	WD:	
Team:		Fdbk:	317-509-4000	Fdbk:	sold@kimsellsindy.com			Chg Dt:	06/23/2016
CoAgt:	17847: Cynthia Marchant	Pref:		Ph:					
Con1:		Type:		Ph:					
Con2:		Type:							

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, June 23, 2016 11:02 PM