



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



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15930 BLUSH Dr, Fishers, IN 46037
 Prop Sub/Trans: Single Fam/Sale
 School Dist: Hamilton Southeastern
 Subdivision: BRITTON FALLS
 Legal Desc: BRITTON FALLS Acreage .17
 Bldr/Prjct/Cont:

Media: 20
 Area: 2912 - Hamilton - Fall Creek DOM/CDOM: 0/0
 Virtual Tour: <http://www.tourfactory.com/1595360>
 New Const: No
 Status: Active
 BLC#: 21426055
 Tax ID: 291229007006000020
 MultiTax ID:
 Tax Year Due: 2016

List/MoRnt: \$249,000
 Year Built: 2007
 Section/Lot: B/64
 Map: N-129 E-
 Est.Comp. Date:

Solid Waste: No
 Tax Exempt: MortTaxEx, VetTxExemp



	Soft
Upper:	0
Main:	1,699
Apprx M/U Ttl:	1,699
Basement:	0
Apprx M/U & Bsmnt:	1,699
% Fin Bsmnt:	
Source:	Assesso

	FB	HB	BD
Upper:	0	0	0
Main:	2	0	2
Bsmnt:	0	0	0
Total:	2	0	2

Beds: 2
 Baths: 2/0
 # Rooms: 7
 Floor #:
 Levels: 1 Level
 Unit Entry Lvl:

Garage: Yes, 2CarAttach, GarDrOpenr, FinGarage, KeylessEnt
 Parking: Fireplace: 0
 Basement: No
 Foundation: Slab
 Web Link: <http://www.15930blushdrive.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	12x15	Main	Carpeting	No	2ndBedroom	11x12	Main	Carpeting	No
DenLibrary	10x12	Main	Carpeting	No	DiningRoom	10x10	Main	Hardwood	No
GreatRoom	17x18	Main	Hardwood	No	Kitchen	12x12	Main	Hardwood	No
SunRoom	9x10	Main	Tile-Ceramic	No					

Directions

I 69 Exit 210, East on Southeastern Pkwy thru round-a-bout to Cyntheanne Rd, Left on Cyntheanne to Britton Falls on right. Right on Del Webb Pkwy to 'T', right to Venito. Home is on corner of Blush & Venito.

Property Description

Welcome hm to this beautifully appointed 2BR/2BA hm in sought after Britton Falls. No detail has been missed in this hm from the custom built-ins in the GR to the custom office, this hm has it all. Open flr plan with split bedrooms, hrdwds thru the entry, kit, bkfst area & GR, fully equipped kit w/stnls applcs & solid surface counters, relaxing sunrm ovrlkng the patio. Spac mstr w/California closet & bth w/full shwr & dbl sinks. Wall mounted TV in GR, sound bar & mstr wall mounted TV included.

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

This is a 55+ Community Age Restriction: Each residence, if occupied, must be occupied by at least one (1) person fifty-five (55) years of age or older although a limited number of original purchasers of homes in the Community may be between the ages of 50 and 55. No person under nineteen (19) years of age shall reside in any home for more than ninety (90) days in any consecutive twelve (12) month period. Resale of 1/3 of 1% of purchase price to be paid at closing to Britton Falls HOA

Description

Lifestyle: Detached
 Exterior: Brick, Vinyl
 Master Bedroom: DblSinks, FullShrStl, MainLevel, WalkInClos
 Appliances: Dishwasher, GrbgDispsl, MicroHood, O/RELEc, Refrigeratr
 Equipment: SmokeAlarm
 Lot Info: Corner, Sidewalks, StrtLights, TreesSmall
 Lot Size: .17 Acres: <1/4 Acre
 Arch Style: Ranch, TradAmer
 Porch: PatioOpen, PorchCovrd
 Areas: FoyerLarge, LndryRmMn
 Eating Area: BrkfstBar, BrkfstRoom, DinComb/GR, Pantry
 Interior Amen: CeilRsed, Wkl nClos, HrdrdFloor, WinBayBow, WinVinyl, WdWkPaintd
 Exterior Amen: DrvConcret
 # of Acres: 0.17 Condo Descrip:

Utilities/Environmental

Heating: ForcedAir
 Cooling: CentriElec
 Water Heater: Gas
 Utility Option: CableConn, GasConn
 Fuel: Gas
 Primary Wtr Source: MunWtrConn
 Primary Sewage Disp: MunSwrConn

Green CertificateNo

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA
 Ownership Int: MandFee
 Fee Includes: Clubhouse, Exercise, InsCommon, Lawncare, MainAllGrd, Pool, ProfMgmt, RemvISnow, Tennis
 Mgmt Co.: ?
 Fee Paid: Monthly
 Fee Amnt: \$201
 Mgmt Phone:
 More than 1 Assoc:

Contract/Office Information

List Type: Exclusive Right to Sell
 Circumstances of Sale:
 Show: Yes
 LOfc: [KWI N05: Keller Williams Indy Metro NE](#)
 LAg: [15467: Kimberly Carpenter](#)
 VM:
 Team: [17847: Cynthia Marchant](#)
 CoAg: [17847: Cynthia Marchant](#)
 Con1:
 Con2:
 BAC: 3.0 % Var: No
 Disc: Not Applicable
 Show Dt: 06/23/2016
 OP: 317-564-7100 X:
 Pref: 317-509-4000
 PF:
 Fdbk: 317-509-4000
 Pref:
 Type:
 Type:
 Insp/Warr: Not Applicable
 Disc Oth: Covnts&Restrct, SalesDiscMedia, 55+Comm
 Poss: Negotiable Dir Solicit: No
 OF: 317-564-7111 Dir:
 Cell: 317-509-4000 Hm: 317-509-4000
 Toll: Show: 317-955-5555
 Fdbk: sold@kimsellsindy.com
 Ph:
 Ph:
 LD: 06/23/2016
 Ent D: 06/23/2016
 A/C Dt:
 XD: 12/23/2016
 TOM Dt:
 WD:
 Chg Dt: 06/23/2016