



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



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15278 Brantley Ln, Noblesville, IN 46060
 Prop Sub/Trans: Single Fam/Sale Media: 24 Status: Active BLC#: 21438015 List/MoRnt \$: \$230,000
 School Dist: Noblesville Schools Area: 2914 - Hamilton - NoblesvilleDOM/CDOM: 0/0 Year Built: 2013
 Subdivision: BRIGHTON KNOLL Virtual Tour: Section/Lot: 4/248
 Legal Desc: BRIGHTON KNOLL, SECTION 4 Map: --
 Bldr/Prjct/Cont: New Const: No Stage: Est.Comp. Date:

Tax ID: 291117022022000013 MultiTax ID: Solid Waste: No
 Semi Tax: \$1,060 Tax Year Due: 2015 Tax Exempt: HmTxEx, MortTaxEx



| | Sqft |
|--------------------|---------|
| Upper: | 1,300 |
| Main: | 1,074 |
| Apprx M/U Ttl: | 2,374 |
| Basement: | 0 |
| Apprx M/U & Bsmnt: | 2,374 |
| % Fin Bsmnt: | |
| 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: 8
 Floor #: --
 Levels: 2 Levels
 Unit Entry Lvl:

Garage: Yes, 2CarAttach, GarDrOpenr
 Parking: 2 Fireplace: 1, GasLog, GreatRoom
 Basement: No, 9ft+Ceil
 Foundation: Slab
 Web Link: <http://www.15278BrantleyLane.com/>
 Web Link2: <http://www.WeSellIndyTeam.com/>

Recent: 08/23/2016 : NEW

Room Information

| Room Type | Dimensions | Level | Floors | Window Trtmt | Room Type | Dimensions | Level | Floors | Window Trtmt |
|----------------|------------|-------|-----------|--------------|------------|------------|-------|-----------|--------------|
| Master Bedroom | 16x14 | Upper | Carpeting | No | 2ndBedroom | 12x11 | Upper | Carpeting | No |
| 3rdBedroom | 13x11 | Upper | Carpeting | No | 4thBedroom | 12x11 | Upper | Carpeting | No |
| BreakfastRoom | 9x11 | Main | Laminated | No | DiningRoom | 12x12 | Main | Laminated | No |
| Kitchen | 11x13 | Main | Laminated | No | LaundryRm | 5x6 | Upper | Vinyl | No |
| LivingRoom | 15x16 | Main | Laminated | No | Loft | 13x11 | Upper | Carpeting | No |
| Office | 13x10 | Main | Carpeting | No | | | | | |

Directions

SR37 to 146th Street. Head east on 146th Street to Howe Road. Turn left to head north on Howe Road. Turn right into Brighton Knoll on Glenwyck Place. Turn left on Brantley Lane to home on right.

Property Description

Better than new 4BR/2.5BA hm in Brighton Knoll. This Cal-Atlantic hm is complete w/custom blinds/shades, PVC privacy fence & many upgrades including quartz countertops in the kit & baths, stnlss applcs, tile backsplash in kit & laminate floor thruout most of the main lvl. Main lvl open flr plan w/priv office w/french doors, spac FR w/gas frplc, lrg kit island, DR& brkfst area. Mstr ste w/2 WIC's, full shwr & dbl sinks. 3 addt'l BR's, loft & hall bth on upper lvl. Priv, fenced rear yard.

Description

Lifestyle: Detached Arch Style: TradAmer, Two Story
 Exterior: Brick, Vinyl Porch:
 Master Bedroom: DbISinks, FullShrStl, WalkinClos Areas: FoyerSmall, LndryRmUp
 Appliances: Dishwasher, MicroHood, O/RElec Eating Area: BrkfstRoom, FormalDR, KitUpdated
 Equipment: SmokeAlarm, WtrSftnRnt Interior Amen: CeilTray, ScrnsComp, WinVinyl, WdWkPaintd
 Lot Info: Curbs, Sidewalks, TreesSmall Exterior Amen: DrvConcret, FenceFullIR
 Lot Size: 0.14 Acres Acres: <1/4 Acre # of Acres: 0.14 Condo Descrip:

Utilities/Environmental

Heating: ForcedAir Fuel: Gas
 Cooling: CentrlElec 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: \$360
 Ownership Int: MandFee
 Fee Includes: InsCommon, MainCommon, PrkPLYgrnd, Pool
 Mgmt Co.: Ardsley Mgmt Corp Mgmt Phone: 317-253-1401 More than 1 Assoc: No

Contract/Office Information

List Type: Exclusive Right to Sell BAC: 3.0% % Var: No Insp/Warr: General LD: 08/23/2016
 Circumstances of Sale: None Disc: Not Applicable Disc Oth: SalesDiscOF Ent D: 08/23/2016
 Show: Yes FHA Cert: Yes Show Dt: 08/23/2016 Poss: Negotiable Dir Solicit: No A/C Dt:
 LOfc: KWIN05: Keller Williams Indy Metro NE OP: 317-564-7100 X: OF: 317-564-7111 Dir: XD: 02/23/2017
 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: Pref:
 Con1: Type: Ph: Chg Dt: 08/23/2016
 Con2: Type: Ph:
 Circumstances re: Sale: -