



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



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13079 Saxony Boulevard, Fishers, IN 46037

Prop Sub/Trans: Condo/Sale Media: [24](#) Status: **Active** BLC#: **21447968** List/MoRnt \$: \$265,000\*  
 School Dist: Hamilton Southeastern Area: 2912 - Hamilton - Fall Creek DOM/CDOM: 35/35 Year Built: 2014  
 Subdivision: SAXONY Virtual Tour: [http://www.tourfactory.com/1666716/r\\_MIBOR](http://www.tourfactory.com/1666716/r_MIBOR) Section/Lot: /1e  
 Legal Desc: SAXONY TOWNHOMES, PHASE 2 New Const: No Stage: Map: --  
 Bldr/Prjct/Cont: Tax ID: [291126045005000020](#) MultiTax ID: Solid Waste: Yes  
 Semi Tax: \$1,355 Tax Year Due: 2015 Tax Exempt: HmTxEx, MortTaxEx



	Soft
Upper:	864
Main:	864
Apprx M/U Ttl:	1,728
Basement:	480
Apprx M/U & Bsmnt:	2,208
% Fin Bsmnt:	75+%
Source:	Assesso

	FB	HB	BD
Upper:	2	0	3
Main:	0	1	0
Bsmnt:	0	0	0
Total:	2	1	3

Beds: 3  
 Baths: 2/1  
 # Rooms: 7  
 Floor #: m  
 Levels: 2 Levels  
 Unit Entry Lvl: m

Garage: Yes, 2CarAttach, CommonLot, GarDrOpenr, FinGarage, KeylessEnt  
 Parking: Fireplace: 0  
 Basement: Yes, Finished, Partial, DayliteWin  
 Foundation: BsmtPrCnc  
 Web Link: <http://www.13079SaxonyBlvd.com/>  
 Web Link2: <http://www.WeSellIndyTeam.com/>

Recent: 11/15/2016 : DECR : \$270,000->\$265,000

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	13x16	Upper	Carpeting	No	2ndBedroom	12x12	Upper	Carpeting	No
3rdBedroom	11x11	Upper	Carpeting	No	DiningRoom	11x14	Main	Hardwood	No
Kitchen	10x16	Main	Hardwood	No	LivingRoom	19x14	Main	Hardwood	No
Rec/PlayRm	20x15	Basement	Carpeting	No					

Directions

I-69 to SR238 Exit. Take Southeast Pkwy east to traffic circle. Exit traffic circle on Olivo Road heading southbound. Turn R (West) onto 131st St. Turn L on Saxony Blvd to home on left.

Property Description

What more could you ask for in this beautiful end unit in Saxony Townhomes! No detail has been missed, real hrdwds thruout the main lvl, wrought iron expanded stair railings, & much more. The gourmet kit features stnls applcs including a gas range, spac island, granite tops, unique backsplash, opt hutch in brkfst area. Spac mstr ste w/WIC , bth with soaking tub & sep shwr, 2 addtl spac BR's, guest bth & laundry complete the upper lvl. The fnshd lower lvl adds addtl entertaining space or office

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

Exclude the electric wall mounted fireplace in the master and the master curtains. Washer dryer and refrigerator are included

Description

Lifestyle: Attached, Townhouse Arch Style: TradAmer  
 Exterior: Brick, CompSidCmt Porch: Balcony, PorchCovrd  
 Master Bedroom: DblSinks, FTubSepShr, Suite, WalkinClos Areas: LivRm2Story, LndryCloset  
 Appliances: Dishwasher, Dryer, GrbgDispsl, MicroHood, Eating Area: DinComb/KT  
 O/RGas, Refrigratr, Washer  
 Equipment: SecAlrmPd, SmokeAlarm, WtrSftnPd Interior Amen: Wkl nClos, HrdrdFloor, WinVinyl, WdWkPaintd  
 Lot Info: Curbs, Sidewalks Exterior Amen: Clubhouse, PoolCommu  
 Lot Size: 0.05 Acres Acres: <1/4 Acre # of Acres: 0.05 Condo Descrip: EndUnit, GroundLvl

Utilities/Environmental

Heating: ForcedAir Fuel: Gas  
 Cooling: CentrIElec Primary Wtr Source: MunWtrConn  
 Water Heater: Electric Primary Sewage Disp: MunSwrConn  
 Utility Option: CableAvail, GasConn, HighSpdAvl Green CertificateNo  
 Certifying Date: Energy Eff Feat: Low-E Windows

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA Fee Paid: Monthly Fee Amnt: \$235  
 Ownership Int: MandFee, PUD  
 Fee Includes: EntryComm, InsCommon, MainBidExt, MainCommon, NatureArea, PrkPlygrnd, Pool, ProfMgmt, RemvISnow  
 Mgmt Co.: Blue Sky Community Management Mgmt Phone: 317-590-7463 More than 1 Assoc: No

Contract/Office Information

List Type: Exclusive Right to Sell BAC: 3.0% % Var: No Insp/Warr: General LD: 10/11/2016  
 Circumstances of Sale: None Disc: Not Applicable Disc Oth: Defects/NN, SalesDiscMedia Ent D: 10/12/2016  
 Show: Yes FHA Cert: Yes Show Dt: 10/14/2016 Poss: Negotiable Dir Solicit: No A/C Dt:  
 LOFc: [KWI N05: Keller Williams Indy Metro NE](#) OP: 317-564-7100 X: OF: 317-564-7111 Dir: XD: 04/11/2017  
 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](mailto:sold@kimsellsindy.com)  
 CoAgt: Pref: Ph: Chg Dt: 11/15/2016  
 Con1: Type: Ph:  
 Con2: Type: Ph:  
 Circumstances re: Sale: -