



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



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5040 Coppermill Circle, Indianapolis, IN 46254
 Prop Sub/Trans: Single Fam/Sale Media: [22](#) Status: **Active**
 School Dist: Pike Township Area: 4902 - Marion - Pike BLC#: **21448205** List/MoRnt \$: \$172,500
 Subdivision: COPPERMILL AT THE PARK Virtual Tour: <http://www.tourfactory.com/1667493> DOM/CDOM: 1/34 Year Built: 1997
 Legal Desc: COPPERMILL AT THE PARK L4 New Const: No Stage: Section/Lot: /46
 Bldr/Prjct/Cont: Tax ID: [490511121013000600](#) MultiTax ID: Solid Waste: Yes
 Semi Tax: \$281 Tax Year Due: 2016 Tax Exempt: HmTxEx, VetTxExemp



Sqft	
Upper:	
Main:	1,520
Apprx M/U Ttl:	1,520
Basement:	0
Apprx M/U & Bsmnt:	1,520
% Fin Bsmnt:	
Source:	Assesso

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

Beds: 3
 Baths: 2/0
 # Rooms: 7
 Floor #:
 Levels: 1 Level
 Unit Entry Lvl:

Garage: Yes, 2CarAttach, FinGarage
 Parking: Fireplace: 1, GasLog, GreatRoom
 Basement: No
 Foundation: Slab
 Web Link: <http://www.5040CoppermillCircle.com/>
 Web Link2: <http://www.WeSellIndyTeam.com/>



Recent: 10/13/2016 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	17x12	Main	Carpeting	Yes	2ndBedroom	13x10	Main	Hardwood	Yes
3rdBedroom	11x10	Main	Carpeting	Yes	DiningRoom	12x10	Main	Hardwood	Yes
GreatRoom	20x14	Main	Hardwood	Yes	Kitchen	12x10	Main	Hardwood	Yes
LaundryRm	8x6	Main	Tile-Ceramic	No					

Directions

465 to the 38th Street exit on the west side of town. Head west on 38th to Eagle Creek Pkwy and turn R to head north. Take a L on 46th Street, then a R on Reed Road. R on Coppermill Circle to home on right.

Property Description

No detail has been missed in this beautifully maintained 3BR/2BA home at the end of a private CDS. Open floor plan with vaulted GR feat a cozy gas frplc, hrdwd flrs, skylights, updt kit w/white cabinets, corian tops, cntr island & all kit applcs included. Split BR's with private mstr ste w/vltd ceilings, updt bth w/tile floors, soaking tub & luxurious shwr & WIC. The other 2 BR's are located on the other side of the home w/bth in between. Nice patio ovrlngk the tree-lined, fenced yard.

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

Seller will pay to have hardwoods refinished upon buyers request.

Description

Lifestyle: Detached Arch Style: Ranch, TradAmer
 Exterior: Brick, Vinyl Porch: PatioOpen, PorchCovrd
 Master Bedroom: DblSinks, FTubSepShr, GardenTub, SplitBedRm, Areas: FoyerSmall, LndryRmMn
 Appliances: Dishwasher, GrbgDispsl, Microwave, O/RElec, Refrigeratr Eating Area: CntrlIsland, DinComb/KT, KitUpdated, Pantry
 Equipment: SecAlrmPd, SmokeAlarm, Programmable Thermostat, WtrSftnPd Interior Amen: CeilCath, HdrdrdFloor, WinTherm, WdWkPaintd
 Lot Info: Cul-De-Sac, Curbs, Sidewalks, TreesSmall Exterior Amen: DrvConcret, FenceFullR, Sprkr/IrrSys
 Lot Size: 0.138 Acres Acres: < 1/4 Acre # of Acres: 0.14 Condo Descrip:

Utilities/Environmental

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

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA Fee Paid: SemiAnnual Fee Amnt: \$200
 Ownership Int: MandFee
 Fee Includes: AssocHmOwn, EntryComm
 Mgmt Co.: Kirkpatrick Management Company Mgmt Phone: (317) 570-4358 More than 1 Assoc: No

Contract/Office Information

List Type: Exclusive Right to Sell BAC: 3.0% % Var: No Insp/Warr: General LD: 10/12/2016
 Circumstances of Sale: None Disc: Not Applicable Disc Oth: Defects/NN, SalesDiscMedia Ent D: 10/13/2016
 Show: Yes FHA Cert: Yes Show Dt: 10/12/2016 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: 04/08/2017
 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: Ph: Chg Dt: 10/13/2016
 Con1: Type: Ph:
 Con2: Type: Ph:
 Circumstances re: Sale: -