



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



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11751 Harvard Lane, Carmel, IN 46032

Prop Sub/Trans: Condo/Sale Media: [18](#) Status: **Active** BLC#: **21453220** List/MoRnt \$: \$270,000
 School Dist: Carmel Clay Schools Area: 2910 - Hamilton - Clay DOM/CDOM: 25/25 Year Built: 2006
 Subdivision: TOWNHOMES AT GUILFORD Virtual Tour: http://www.tourfactory.com/1684005/r_MIBOR Section/Lot: 36/702
 Legal Desc: TOWNHOMES AT GUILFORD Virtual Tour 2: Map: N-117 E-
 Bldr/Prjct/Cont: New Const: No Stage: Est.Comp. Date:

Tax ID: [290936303033000018](#) MultiTax ID: Solid Waste: No
 Semi Tax: \$1,155 Tax Year Due: 2016 Tax Exempt: HmTxEx, MortTxEx



	Soft
Upper:	506
Main:	1,932
Apprx M/U Ttl:	2,438
Basement:	0
Apprx M/U & Bsmnt:	2,438
% Fin Bsmnt:	
Source:	Assesso

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

Beds: 3
 Baths: 3/1
 # Rooms: 9
 Floor #: 1
 Levels: 3 Levels
 Unit Entry Lvl: 1

Garage: Yes, 2CarAttach, GarDrOpenr, FinGarage, KeylessEnt, StorageArea
 Parking: 2 Fireplace: 0, NoFirepl
 Basement: Yes, 9ft+Ceil, Finished
 Foundation: BsmntPrCnc
 Web Link: <http://www.11751harvardlane.com>
 Web Link2: <http://www.wesellindyteam.com>

Next OH: **Public: Sun Dec 11, 2:00PM-4:00PM**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	16x16	Upper	Carpeting	Yes	2ndBedroom	12x11	Upper	Carpeting	Yes
3rdBedroom	11x11	Upper	Carpeting	Yes	BreakfastRoom	09x08	Main	Hardwood	Yes
DiningRoom	16x12	Main	Hardwood	Yes	FamilyRoom	23x16	Basement	Carpeting	Yes
Kitchen	11x10	Main	Hardwood	No	LaundryRm	06x05	Upper	Tile-Ceramic	No
LivingRoom	18x10	Main	Carpeting	Yes					

Directions

Guilford North of 116th St to Townhomes on Left, at "T" turn Left onto Vale & Right onto Ivy Ln, follow to Harvard Ln & turn Right to home on Right

Property Description

This well maintained, newly carpeted & freshly painted 3BR/3.5BA home in Townhomes at Guilford is ready for a new owner! The versatile floor plan offers ample living space, fully equipped kit w/granite cnttrps, lrg brkfst bar that opens to the DR. Mstr ste w/vtd ceiling, WIC, & bth w/grdn tub/sep shwr & dbl sinks. 2 addt'l BR's, hall bth & L/U complete the upper lvl. Nice deck off kit & patio off lower lvl both ovrlng a tranquil common area. Mins to dwnntn Carmel, monon trail, shpng & dining.

Description

Lifestyle:	Attached, Townhouse	Arch Style:	TradAmer
Exterior:	Brick, CompSidCmt	Porch:	Balcony, PatioOpen
Master Bedroom:	DblSinks, FTubSepShr, GardenTub, Suite, WalkinClos	Areas:	DblSinksMn, FormalLvRm, LndryRmUp
Appliances:	Dishwasher, Dryer, GrbgDispsl, MicroHood, O/RElec, Refrigratr, Washer	Eating Area:	BrkfstBar, DinComb/GR, Pantry
Equipment:	SmokeAlarm, WtrSftnPd	Interior Amen:	CeilRsed, WIKI nClos, HrdrdFloor, ScrnsComp, StrmsCompt, WdWkPaintd
Lot Info:	Pond, Sidewalks, StormSewer, StrtLights	Exterior Amen:	DrvConcret
Lot Size:	.04 Acres: < 1/4 Acre	# of Acres:	0.04 Condo Descrip: GroundLevl

Utilities/Environmental

Heating:	ForcedAir	Fuel:	Gas
Cooling:	CeIlPadFan, 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:	Monthly	Fee Amnt:	\$207
Ownership Int:	MandFee				
Fee Includes:	AssocHmOwn, EntryComm, InsCommon, MainAllGrd, MainBidExt, MainCommon, ProfMgmt, RemvISnow				
Mgmt Co.:	Sentry	Mgmt Phone:	800-932-6636	More than 1 Assoc:	No

Contract/Office Information

List Type:	Exclusive Right to Sell	BAC:	3.0 %	Var:	No	Insp/Warr:	Not Applicable	LD:	11/14/2016
Circumstances of Sale:	None	Disc:	Not Applicable	Show Dt:	11/15/2016	Disc Oth:	Covnts&Restrct, SalesDiscOF	Ent D:	11/15/2016
Show:	Yes	FHA Cert:	Yes	OP:	317-564-7100 X:	Poss:	AtClosing Dir Solicit: No	A/C Dt:	
LOfc:	KWI N05: Keller Williams Indy Metro NE	Pref:	317-509-4000	Cell:	317-509-4000	OF:	317-564-7111 Dir:	XD:	05/15/2017
LAgt:	15467: Kimberly Carpenter					Hm:	317-509-4000	TOM Dt:	
VM:		PF:		Toll:		Show:	317-955-5555	WD:	
Team:		Fdbk:	317-509-4000	Fdbk:	sold@kimsellsindy.com			Chg Dt:	12/09/2016
CoAg:	17847: Cynthia Marchant	Pref:		Ph:					
Con1:		Type:		Ph:					
Con2:		Type:							
Circumstances re: Sale:	-								

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, December 09, 2016 04:17 PM