



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



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**sold@kimsellsindy.com**

11751 Harvard Lane, Carmel, IN 46032  
 Prop Sub/Trans: Condo/Sale  
 School Dist: Carmel Clay Schools  
 Subdivision: TOWNHOMES AT GUILFORD  
 Legal Desc: TOWNHOMES AT GUILFORD  
 Bldr/Prjct/Cont:

Media: [18](#)  
 Area: 2910 - Hamilton - Clay  
 Virtual Tour: [http://www.tourfactory.com/1684005/r\\_MIBOR](http://www.tourfactory.com/1684005/r_MIBOR)  
 Virtual Tour 2:  
 New Const: No

Status: **Active**  
 BLC#: 21453220  
 DOM/CDOM: 28/28

List/MoRnt \$: \$265,000\*  
 Year Built: 2006  
 Section/Lot: 36/702  
 Map: N-117 E-  
 Est.Comp. Date:

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

Recent: 12/12/2016 : DECR : \$270,000->\$265,000

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

Utilities/Environmental

Heating: ForcedAir  
 Cooling: CeilPadFan, 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: AssocHmOwn, EntryComm, InsCommon, MainAllGrd, MainBidExt, MainCommon, ProfMgmt, RemvISnow  
 Mgmt Co.: Sentry  
 Fee Paid: Monthly  
 Fee Amnt: \$207  
 Mgmt Phone: 800-932-6636  
 More than 1 Assoc: No

Contract/Office Information

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

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Monday, December 12, 2016 09:04 PM