



**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**  
 School Dist: Carmel Clay Schools Area: 2910 - Hamilton - Clay BLC#: **21453220** List/MoRnt \$: \$260,000\*  
 Subdivision: TOWNHOMES AT GUILFORD Virtual Tour: [http://www.tourfactory.com/1684005/r\\_MIBOR](http://www.tourfactory.com/1684005/r_MIBOR) DOM/CDOM: 60/60 Year Built: 2006  
 Legal Desc: TOWNHOMES AT GUILFORD Virtual Tour 2: Map: N-117 E- Section/Lot: 36/702  
 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>

Recent: 01/13/2017 : DECR : \$265,000->\$260,000  
 Next OH: Public: Sun Jan 15, 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 cntrtps, 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 dwntn Carmel, monon trail, shpng & dining.

Description

Lifestyle: Attached, Townhouse Arch Style: TradAmer  
 Exterior: Brick, CompSidCmt Porch: Balcony, PatioOpen  
 Master Bedroom: DbISinks, FTubSepShr, GardenTub, Suite, Areas: DbISinksMn, FormalLvRm, LndryRmUp  
 Appliances: Dishwasher, Dryer, GrbgDispsl, MicroHood, Eating Area: BrkfstBar, DinComb/GR, Pantry  
 Equipment: O/RElec, Refrigratr, Washer Interior Amen: CeilRsed, WIKl 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,  
 MainBldExt, MainCommon, ProfMgmt, RemvlSnow  
 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 Disc Oth: Covnts&Restrct, SalesDiscOF Ent D: 11/15/2016  
 Show: Yes FHA Cert: Yes Show Dt: 11/15/2016 Poss: AtClosing 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: 05/15/2017  
 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](#)  
 CoAg: [17847: Cynthia Marchant](#) Pref: Ph: Chg Dt: 01/13/2017  
 Con1: Type:  
 Con2: Type:  
 Circumstances re: Sale: -

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, January 13, 2017 08:44 AM