



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



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**sold@kimsellsindy.com**

13094 Overview Drive, Fishers, IN 46037  
 Prop Sub/Trans: Condo/Sale Media: [24](#) Status: **Active** BLC#: **21452078** List/MoRnt \$: \$269,000\*  
 School Dist: Hamilton Southeastern Area: 2912 - Hamilton - Fall CreekDOM/CDOM: 37/123 Year Built: 2006  
 Subdivision: SAXONY Virtual Tour: <http://www.tourfactory.com/1680683> Section/Lot: /0  
 Legal Desc: Saxony Twnhms, Building 5 Virtual Tour 2: New Const: No Stage: Map: - -  
 Bldr/Prjct/Cont: Tax ID: [29112603201000020](#) MultiTax ID: Solid Waste: No  
 Semi Tax: \$1,403 Tax Year Due: 2015 Tax Exempt: HmTxEx, MortTaxEx



	Soft
Upper:	1,008
Main:	993
Apprx M/U Ttl:	2,001
Basement:	489
Apprx M/U & Bsmnt:	2,490
% 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: 8  
 Floor #: 1  
 Levels: 3 Levels  
 Unit Entry Lvl: 1

Garage: Yes, 2CarAttach, GarDrOpenr, LoadRear  
 Parking: Fireplace: 1, GreatRoom  
 Basement: Yes, 9ft+Ceil, Finished  
 Foundation: BsmntPrCnc  
 Web Link: <http://www.13094OverviewDrive.com/>  
 Web Link2: <http://www.WeSellIndyTeam.com/>

Recent: 12/15/2016 : DECR : \$275,000->\$269,000

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	16x15	Upper	Carpeting	No	2ndBedroom	12x12	Upper	Carpeting	No
3rdBedroom	16x11	Upper	Carpeting	No	BonusRoom	17x15	Basement	Hardwood	No
BreakfastRoom	11x10	Main	Hardwood	No	GreatRoom	19x12	Main	Hardwood	No
Kitchen	12x11	Main	Hardwood	No	LivingRoom	17x11	Main	Hardwood	No

Directions

I-69 to Southeastern Parkway Exit (Exit 210). Take Southeastern Pkwy to Olio Road. Head South on Olio Road to 131st Street and turn right. Turn left on Overview Drive to home on right.

Property Description

Enjoy maintenance-free living in this beautiful 3BR/2.5BA Saxony Townhome! No detail has been missed. Open floorplan lends itself to all styles of living, off/LR, spac GR w/gas frplc opens to brkfst area, & kit w/granite counters, cntr island, tile backsplash and hrwdws thruout. Beautiful mstr ste w/tray ceiling, dbl sinks, tile shwr & custom closet. 2 nice sized BR's & bth complete the upper lvl. Fnshtd lower lvl w/FR room or workout rm. Walk to restaurants, pool, or beach. Great location!

Description

Lifestyle: Attached, Townhouse Arch Style: Multi-Level, TradAmer  
 Exterior: Brick Porch: Balcony, PorchCovrd  
 Master Bedroom: DblSinks, FTubSepShr, WalkinClos Areas: DblSinksMn, FoyerLarge, FormalLvRm, LndryRmUp, UtilityRm  
 Appliances: CookTopEle, Dishwasher, Dryer, GrbgDispsl, Eating Area: BrkfstBar, DinComb/GR, DinComb/KT, Pantry  
 Microwave, OvenDouble, Refrigeratr, Washer  
 Equipment: NetworkRdy, SmokeAlarm, SumpPump, WtrSftnPd Interior Amen: AtticAcces, B/IBkShlv, CeilRsed, CeilTray, WIKI nClos, HdrdFloor  
 Lot Info: Sidewalks, TreeMature Exterior Amen: Clubhouse, DrvConcret, PoolCommu, Sprkr/IrrSys  
 Lot Size: 0.0066 Acres Acres: < 1/4 Acre # of Acres: 0.01 Condo Descrip: BldgPrivateEntry

Utilities/Environmental

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

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA Fee Paid: Monthly Fee Amnt: \$235  
 Ownership Int: MandFee  
 Fee Includes: EntryPriv, Lawncare, MainAllGrd, MainBldExt, PrkPLYgrnd,  
 Pool, ProfMgmt, RemvISnow  
 Mgmt Co.: Blue Sky Mgmt Phone: More than 1 Assoc: No

Contract/Office Information

List Type: Exclusive Right to Sell BAC: 3.0% % Var: No Insp/Warr: General LD: 11/08/2016  
 Circumstances of Sale: None Disc: Not Applicable Disc Oth: Defects/NN, SalesDiscMedia Ent D: 11/08/2016  
 Show: Yes FHA Cert: Show Dt: 11/08/2016 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](mailto:sold@kimsellsindy.com) Ph: Chg Dt: 12/15/2016  
 CoAgT: Pref: Ph:  
 Con1: Type: Ph:  
 Con2: Type: Ph:  
 Circumstances re: Sale: -

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MI BOR Thursday, December 15, 2016 09:39 PM