



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



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13094 Overview Drive, Fishers, IN 46037

Prop Sub/Trans: Condo/Sale Media: [24](#) Status: **Active** BLC#: **21452078** List/MoRnt \$: \$275,000
 School Dist: Hamilton Southeastern Area: 2912 - Hamilton - Fall Creek DOM/CDOM: 0/86 Year Built: 2006
 Subdivision: SAXONY Virtual Tour: <http://www.tourfactory.com/1680683> Section/Lot: /0
 Legal Desc: Saxony Twnhms, Building 5 New Const: No Stage: Map: --
 Bldr/Prjct/Cont: Tax ID: [291126032010000020](#) MultiTax ID: Solid Waste: No
 Semi Tax: \$1,403 Tax Year Due: 2015 Tax Exempt: HmTxEx, MortTxEx



	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: 11/08/2016 : NEW

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 fee living in this beautiful 3BR/2.5BA Saxony Townhome! No detail has been missed. Open for plan lends itself to all styles of living, off/LR, spac GR w/gas frplc opens to the brkfst area, & kit w/granite counters, cntr island, tile backsplash and hBdwd 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: Gas 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
 CoAgT: Pref: Ph: Chg Dt: 11/08/2016
 Con1: Type: Ph:
 Con2: Type: Ph:
 Circumstances re: Sale: -

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Tuesday, November 08, 2016 08:21 AM