



**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  
 School Dist: Hamilton Southeastern  
 Subdivision: SAXONY  
 Legal Desc: Saxony Twnhms, Building 5  
 Bldr/Prjct/Cont:

Media: [24](#)  
 Area: 2912 - Hamilton - Fall CreekDOM/CDOM: 82/168  
 Virtual Tour: [http://www.tourfactory.com/1680683/r\\_MIBOR](http://www.tourfactory.com/1680683/r_MIBOR)  
 Virtual Tour 2:  
 New Const: No

Status: **Active**  
 BLC#: 21452078  
 List/MoRnt \$: \$264,000\*  
 Year Built: 2006  
 Section/Lot: /0  
 Map: - -  
 Est.Comp. Date:

Tax ID: [291126032010000020](#) MultiTax ID:  
 Semi Tax: \$1,403 Tax Year Due: 2015  
 Solid Waste: No  
 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: 01/24/2017 : DECR : \$269,000->\$264,000

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
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	Master Bedroom	16x15	Upper	Carpeting	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!

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

There is a gas line ran to the range so it can be converted to a gas range

Description

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

Utilities/Environmental

Heating: ForcedAir  
 Cooling: CeilPadFan, CentriElec  
 Water Heater: Electric  
 Utility Option: CableAvail, GasConn, HighSpdAvl  
 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: EntryPriv, Lawncare, MainAllGrd, MainBldExt, PrkPlygrnd, Pool, ProfMgmt, RemvISnow  
 Mgmt Co.: Blue Sky  
 Fee Paid: Monthly  
 Fee Amnt: \$235  
 Mgmt Phone:  
 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](#)  
 LAgt: [15467: Kimberly Carpenter](#)  
 BAC: 3.0% % Var: No  
 Disc: Not Applicable  
 Show Dt: 11/08/2016  
 OP: 317-564-7100 X:  
 Pref: 317-509-4000  
 Insp/Warr: General  
 Disc Oth: Defects/NN, SalesDiscMedia  
 Poss: Negotiable 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)  
 LD: 11/08/2016  
 Ent D: 11/08/2016  
 A/C Dt: 04/08/2017  
 TOM Dt:  
 WD:  
 Chg Dt: 01/29/2017

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