



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



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15130 Atkinson Drive, Noblesville, IN 46060  
 Prop Sub/Trans: Single Fam/Sale Media: [24](#) Status: **Active**  
 School Dist: Noblesville Schools Area: 2914 - Hamilton - Noblesville BLC#: **21453426** List/MoRnt \$: \$270,000  
 Subdivision: BRIGHTON KNOLL Virtual Tour: <http://www.tourfactory.com/1685149> Year Built: 2015  
 Legal Desc: Brighton Knoll New Const: No Stage: Section/Lot: /289  
 Bldr/Prjct/Cont: CalAtlantic Homes Tax ID: [291117025023000013](#) MultiTax ID: Solid Waste: Yes  
 Semi Tax: \$18 Tax Year Due: 2016 Tax Exempt: None



Upper:	1,135	FB	HB	BD	Upper:	2	0	3	Beds:	3
Main:	905	Main:	0	1	0	Baths:	3/1			
Apprx M/U Ttl:	2,040	Bsmnt:	1	0	0	# Rooms:	11			
Basement:	905	Total:	3	1	3	Floor #:				
Apprx M/U & Bsmnt:	2,945	% Fin Bsmnt:	75+%			Levels:	2 Levels			
Source:	Builder					Unit Entry Lvl:				

Garage: Yes, 2CarAttach, GarDrOpenr, KeylessEnt  
 Parking: 2 Fireplace: 0  
 Basement: Yes, 9ft+Ceil, Finished, DayliteWin, EgressWin  
 Foundation: BsmntPrCnc  
 Web Link: <http://www.15130atkinsondrive.com>  
 Web Link2: <http://www.wesellindyteam.com>



Recent: 11/16/2016 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	16x15	Upper	Carpeting	No	2ndBedroom	16x10	Upper	Carpeting	No
3rdBedroom	14x11	Upper	Carpeting	No	BonusRoom	11x10	Main	Carpeting	No
BreakfastRoom	12x10	Main	Laminated	No	DiningRoom	10x10	Main	Carpeting	No
FamilyRoom	14x30	Basement	Carpeting	No	GreatRoom	16x15	Main	Carpeting	No
Kitchen	12x10	Main	Laminated	No	LaundryRm	08x06	Upper	Vinyl	No
Loft	12x11	Upper	Carpeting	No					

Directions

Greenfield Rd to Howe or 146th to Howe, Turn right on Glenwyck Place, then left on Atkinson to home on the right

Property Description

Better than new 3BR/3.5BA home overlkng a tranquil pond in popular Brighton Knoll. The open flr plan feat: for DR, white kit w/stnls applcs, cnter island, spac GR & priv office. Upper lvl w/lrg mstr ste w/WIC, dbl sinks & lrg shwr, quiet loft & 2 addtl BR's, bth & L/U. Recently fnshd bsmnt is great for watching games or just relaxing, full bth too. Why build when this home already has ceiling fans/lights, radon system, gas line for gas range, custom blinds & partially sodded rear yard.

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

Seller had basement finished after purchasing with full bath..gas line ran so range could be converted to gas, radon system installed, custom Levolor window treatments at all windows & patio door, backyard partially sodded & upgraded comfort height toilets installed.

Description

Lifestyle: Detached Arch Style: TradAmer, Two Story  
 Exterior: Brick, Vinyl Porch: DeckMain, PorchCovrd  
 Master Bedroom: DblSinks, FTub w/Shr, WalkinClos Areas: FoyerSmall, LndryRmUp  
 Appliances: CookTopEle, Dishwasher, GrbgDispsl, MicroHood Eating Area: BrkfstRoom, Cntrl island, FormalDR, Pantry  
 Equipment: SmokeAlarm, SumpPump, WtrSftnPd Interior Amen: CeilTray, WklInClos, ScrnsComp, StoragLock, WinTherm, WdWkPaintd  
 Lot Info: Pond, StrtLights, TreesSmall, WaterView Exterior Amen: DrvConcret, PoolCommu  
 Lot Size: .12 acres Acres: <1/4 Acre # of Acres: 0.12 Condo Descrip:

Utilities/Environmental

Heating: ForcedAir Fuel: Gas  
 Cooling: CentriElec Primary Wtr Source: MunWtrConn  
 Water Heater: Electric Primary Sewage Disp: MunSwrConn  
 Utility Option: CableConn, GasConn, HighSpdAvl  
 Certifying Date: Energy Eff Feat: Low-E Windows Green CertificateNo

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA Fee Paid: Annually Fee Amnt: \$367  
 Ownership Int: MandFee  
 Fee Includes: AssocHmOwn, InsCommon, MainCommon, PrkPlygrnd,  
 Pool, ProfMgmt  
 Mgmt Co.: Ardsley Mgmt Mgmt Phone: 317-253-4989 More than 1 Assoc: No

Contract/Office Information

List Type: Exclusive Right to Sell BAC: 3.0 % Var: No Insp/Warr: WarrBldr LD: 11/16/2016  
 Circumstances of Sale: None Disc: Not Applicable Disc Oth: Covnts&Restrct, SalesDiscOF Ent D: 11/16/2016  
 Show: Yes FHA Cert: Yes Show Dt: 11/16/2016 Poss: Negotiable Dir Solicit: No A/C Dt:  
 LOfc: [KWIN05: Keller Williams Indy Metro NE](#) OP: 317-564-7100 X: OF: 317-564-7111 Dir: XD: 05/17/2017  
 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)  
 CoAgt: Pref:  
 Con1: Type: Ph:  
 Con2: Type: Ph: Chg Dt: 11/17/2016  
 Circumstances re: Sale: -