



**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: [25](#)      Status: **Active**      BLC#: **21453426**      List/MoRnt \$: \$259,900\*  
 School Dist: Noblesville Schools      Area: 2914 - Hamilton - Noblesville/CDOM: 68/68      Year Built: 2015  
 Subdivision: BRIGHTON KNOLL      Virtual Tour: [http://www.tourfactory.com/1685149/r\\_MIBOR](http://www.tourfactory.com/1685149/r_MIBOR)      Section/Lot: /289  
 Legal Desc: Brighton Knoll      Virtual Tour 2:      Map: N-151 E-  
 Bldr/Prjct/Cont: CalAtlantic Homes      New Const: No      Stage:      Est.Comp. Date:

Tax ID: <a href="#">291117025023000013</a>	MultiTax ID:	Solid Waste: Yes
Semi Tax: \$18	Tax Year Due: 2016	Tax Exempt: None
Upper: 1,135 Sqft	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 #:      Levels: 2 Levels
Apprx M/U & Bsmnt: 2,945		Unit Entry Lvl:
% Fin Bsmnt: 75+%		
Source: Builder		



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: 01/22/2017 : DECR : \$265,000->\$259,900

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
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 addt'l BR's, bth & L/U. Recently fnshd bsmt 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 treaments 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, FullShrStl, WalkinClos	Areas: FoyerSmall, LndryRmUp
Appliances: CookTopEle, Dishwasher, GrbgDispsl, MicroHood	Eating Area: BrkfstRoom, Cntrl island, FormalDR, Pantry
Equipment: SmokeAlarm, SumpPump, WtrSftnPd	Interior Amen: CeilTray, WlKInClos, 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	Green CertificateNo
Cooling: CentrlElec	Primary Wtr Source: MunWtrConn	
Water Heater: Electric	Primary Sewage Disp: MunSwrConn	
Utility Option: CableConn, GasConn, HighSpdAvl		
Certifying Date:      Energy Eff Feat: Low-E Windows		

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 Dt: 11/16/2016
Show: Yes      FHA Cert: Yes	Show Dt: 11/16/2016	Poss: Negotiable      Dir Solicit: No	A/C Dt:      XD: 05/17/2017
LOf: <a href="#">KWLN05: Keller Williams Indy Metro NE</a>	OP: 317-564-7100 X:	OF: 317-564-7111 Dir:	XD: 05/17/2017
LAgt: <a href="#">15467: Kimberly Carpenter</a>	Pref: 317-509-4000	Cell: 317-509-4000 Hm: 317-509-4000	TOM Dt:      WD:      Chg Dt: 01/23/2017
VM:      PF:      Toll:      Show: 317-955-5555			
Team:      Fdbk: 317-509-4000	Fdbk: <a href="mailto:sold@kimsellsindy.com">sold@kimsellsindy.com</a>		
CoAgt:      Pref:      Ph:      Ph:      Ph:			
Con1:      Type:      Ph:      Ph:			
Con2:      Type:      Ph:      Ph:			
Circumstances re: Sale: -			