



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**
 School Dist: Noblesville Schools Area: 2914 - Hamilton - Noblesville DOM/CDOM: 41/41 BLC#: 21453426 List/MoRnt \$: \$265,000*
 Subdivision: BRIGHTON KNOLL Virtual Tour: http://www.tourfactory.com/1685149/r_MIBOR Year Built: 2015
 Legal Desc: Brighton Knoll Virtual Tour 2: Map: N-151 E- Section/Lot: /289
 Bldr/Prjct/Cont: CalAtlantic Homes New Const: No Stage: Est.Comp. Date:



Tax ID: 291117025023000013	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 #: 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>

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, cntr 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 levelor 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, CntrlIsland, FormalDR, Pantry
Equipment: SmokeAlarm, SumpPump, WtrSftnPd	Interior Amen: CeilTray, WkInClos, ScrnsComp, StorgLock, 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: 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		

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
LOf: KW IN05: 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:	TOM Dt:
VM:	PF:		Show: 317-955-5555	WD:
Team:	Fdbk: 317-509-4000	Fdbk: sold@kimsellsindy.com		
CoAgT:	Pref:			
Con1:	Type:	Ph:		Chg Dt: 12/27/2016
Con2:	Type:	Ph:		
Circumstances re: Sale: -				

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Tuesday, December 27, 2016 09:10 PM