



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** BLC#: **21453426** List/MoRnt \$: \$265,000*
 School Dist: Noblesville Schools Area: 2914 - Hamilton - Noblesville DOM/CDOM: 13/13 Year Built: 2015
 Subdivision: BRIGHTON KNOLL Virtual Tour: <http://www.tourfactory.com/1685149> 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: [291117025023000013](#) MultiTax ID: Solid Waste: Yes
 Semi Tax: \$18 Tax Year Due: 2016 Tax Exempt: None

	Sqft
Upper:	1,135
Main:	905
Apprx M/U Ttl:	2,040
Basement:	905
Apprx M/U & Bsmnt:	2,945
% Fin Bsmnt:	75+%
Source:	Builder

	FB	HB	BD
Upper:	2	0	3
Main:	0	1	0
Bsmnt:	1	0	0
Total:	3	1	3

Beds: 3
 Baths: 3/1
 # Rooms: 11
 Floor #:
 Levels: 2 Levels
 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: 11/29/2016 : DECR : \$270,000->\$265,000

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, 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, WkInClos, 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: CentrlElec Primary Wtr Source: MunWtrConn
 Water Heater: Electric Primary Sewage Disp: MunSwrConn
 Utility Option: CableConn, GasConn, HighSpdAvl Green CertificateNo
 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:
 LOfc: [KWLN05: 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
 CoAgt: Pref: Ph: Chg Dt: 11/29/2016
 Con1: Type: Ph:
 Con2: Type:
 Circumstances re: Sale: -