



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



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[sold@kimsellsindy.com](mailto:sold@kimsellsindy.com)

10717 Windermere Boulevard, Fishers, IN 46037-8985      Status: **Active**  
 Prop Sub/Trans: Single Fam/Sale      Media: [37](#)      BLC#: **21478634**      List/MoRnt \$: \$375,000  
 School Dist: Hamilton Southeastern      Area: 2912 - Hamilton - Fall CreekDOM/CDOM: 3/3      Year Built: 1999  
 Subdivision: CROSSWINDS AT WINDERMEREVirtual Tour: [http://www.tourfactory.com/1767391/r\\_MIBOR](http://www.tourfactory.com/1767391/r_MIBOR)      Section/Lot: 1/36  
 Legal Desc: Acreage .35, Section 8, T      Virtual Tour 2:      Map: - -  
 Bldr/Prjct/Cont:      New Const: No      Stage:      Est.Comp. Date:

Tax ID: [291508021030000020](#)      MultiTax ID:      Solid Waste: Yes  
 Semi Tax: \$1,427      Tax Year Due: 2016      Tax Exempt: HmTxEx, MortTxEx



	Sqft
Upper:	1,440
Main:	1,460
Apprx M/U Ttl:	2,900
Basement:	1,140
Apprx M/U & Bsmnt:	4,040
% Fin Bsmnt:	50-75%
Source:	Assesso

	FB	HB	BD	RM
Upper:	2	0	4	4
Main:	0	1	0	6
M/U Ttl:	2	1	4	10
Bsmnt:	0	0	0	1
Total:	2	1	4	11

Beds: 4  
 Baths: 2/1  
 # Rooms: 11  
 Floor #:      Levels: 2 Levels  
 Unit Entry Lvl:

Garage: Yes, 3CarAttach, GarDrOpenr, LoadSide, ServiceDoor, StorageArea  
 Parking:      Fireplace: 1, FamilyRm, GasLog  
 Basement: Yes, Finished  
 Foundation: BsmtPrCnc, CrawlBlock

Recent: 04/21/2017 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
MasterBedroom	21x15	Upper	Carpeting	Yes	Bedroom2nd	13x12	Upper	Carpeting	Yes
Bedroom 3rd	13x14	Upper	Carpeting	Yes	Bedroom4th	13x12	Upper	Carpeting	Yes
BreakfastRoom	11x11	Main	Laminated/HW	Yes	DenLibrary	14x10	Main	Carpeting	Yes
DiningRoom	13x13	Main	Carpeting	Yes	FamilyRoom	19x15	Main	Carpeting	Yes
GreatRoom	29x15	Basement	Carpeting	No	Kitchen	11x11	Main	Laminated/HW	Yes
LaundryRm	7x7	Main	Tile-Ceramic	Yes	LivingRoom	13x15	Main	Carpeting	Yes

Directions

East From I 69 - follow 96th St to Mollenkopf, turn right / north to Windermere Blvd on right , east to home on right.

Property Description

Great opportunity in Fishers / highly desired Windermere. Gorgeous home with new flooring and paint throughout, renovated MBR bath and kitchen make it an easy move in. Enjoy the spacious backyard with large deck and awning throughout the spring and summer. Finished basement provides lots of entertaining space along with workshop and storage. 4 BDR, with MBR suite with WIC, dual vanity in 2nd bath. Main level Office/Den. 3 Car Garage. Accessible to all of Fishers/Indy along with HSE schools

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

Please contact co-agent Tim Houterloot with any questions/offers etc at [tim@wesellindyteam.com](mailto:tim@wesellindyteam.com) or 317.997.0165. Most of the furnishing are for sale. Agent owned.

Description

Lifestyle: Detached      Arch Style: TradAmer  
 Exterior: Brick, CompSidCmt      Porch: DeckMain, PorchOpen  
 Master Bedroom: ClosWalKin, SinksDbl, TubFISepShr, TubGarden      Areas: FoyerSmall, LvRmFormal, LndryRmMn  
 Appliances: Dishwasher, Dryer, GrbgDispsl, Microwave, O/RGas, Refrigratr, Washer      Eating Area: BrkfstRoom, CntrlIsland, FormalDR, Pantry  
 Equipment: SmokeAlarm, SumpPump      Interior Amen: WIKl nClos, ScrnsComp  
 Lot Info: Curbs, Sidewalks, StormSewer, TreeMature      Exterior Amen: DrvConcret  
 Lot Size: 80x168x116x153      Acres: .25-.49 Acre      # of Acres: 0.35      Condo Descrip:

Utilities/Environmental

Heating: ForcedAir      Fuel: Gas  
 Cooling: CentrIElec, FanCeilPad      Primary Wtr Source: MunWtrConn  
 Water Heater: Gas      Primary Sewage Disp: MunSwrConn  
 Utility Option: CableConn, GasConn      Green CertificateNo

Financial/Association Information

Possible Financing: Conventnl, ICON, VA      Fee Paid: Annually      Fee Amnt: \$475  
 Ownership Int: MandFee  
 Fee Includes: NatureArea, PrkPlygrnd, ProfMgmt, RemvISnow, RemvITrash  
 Mgmt Co.: Community Association Services      Mgmt Phone: (317) 875-5600      More than 1 Assoc: No

Contract/Office Information

List Type: Exclusive Right to Sell      BAC: 3 %      Var: No      Insp/Warr: Not Applicable      LD: 04/21/2017  
 Circumstances of Sale: None      Disc: Not Applicable      Disc Oth: AgentOwned, Covnts&Restrct      Ent D: 04/21/2017  
 Show: Yes      FHA Cert: No      Show Dt: 04/22/2017      Poss: AtClosing      Dir Solicit: No      A/C Dt:  
 LOFc: [KWI N05: Keller Williams Indy Metro NE](#)      OP: 317-564-7100 X:      OF: 317-564-7111 Dir:      XD: 09/30/2017  
 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: [tim@wesellindyteam.com](mailto:tim@wesellindyteam.com)      Chg Dt: 04/24/2017  
 CoAg: [34719: Tim Houterloot](#)      Pref: 317-997-0165  
 Circumstances re: Sale: -

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Monday, April 24, 2017 10:16 AM