



WE SELL INDY

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12863 Oxbridge Place, Fishers, IN 46037 Status: **Active**
 Prop Sub/Trans: Single Fam/Sale Media: [24](#) BLC#: **21513460** List/MoRnt \$: \$248,000*
 School Dist: Hamilton Southeastern Area: 2912 - Hamilton - Fall CreekDOM/CDOM: 48/48 Year Built: 2005
 Subdivision: AVALON OF FISHERS Virtual Tour: http://www.tourfactory.com/1869280/r_MIBOR Section/Lot: /46
 Legal Desc: AVALON OF FISHERS Virtual Tour 2: Map: N-126 E-120
 Bldr/Prjct/Cont: New Const: No Stage: Est.Comp. Date:

Tax ID: [291125002024000020](#) MultiTax ID: Solid Waste: No
 Semi Tax: \$1,231 Tax Year Due: 2017 Tax Exempt: HmTxEx, MortTxEx



	Soft
Upper:	0
Main:	1,546
Apprx M/U Ttl:	1,546
Basement:	1,546
Apprx M/U & Bsmnt:	3,092
% Fin Bsmnt:	0-25%
Source:	Assesso

	FB	HB	BD	RM
Upper:	0	0	0	0
Main:	2	0	3	7
M/U Ttl:	2	0	3	7
Bsmnt:	0	0	0	1
Total:	2	0	3	8

Beds: 3
 Baths: 2/0
 # Rooms: 8
 Floor #: Levels: 1 Level
 Unit Entry Lvl:

Garage: Yes, 2CarAttach, GarDrOpenr, FinGarage
 Parking: Fireplace: 1, GreatRoom
 Basement: Yes, 9ft+Ceil, PlumbRough, Unfinished
 Foundation: BsmntPrCnc
 Web Link: www.12863OxbridgePlace.com
 Web Link2: <http://www.WeSellIndyTeam.com/>

Recent: 11/07/2017 : DECR : \$250,000->\$248,000

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	14x12	Main	Carpeting	Yes	Bedroom2nd	12x11	Main	Carpeting	No
Bedroom 3rd	11x10	Main	Carpeting	Yes	BreakfastRoom	10x10	Main	Hardwood	No
GreatRoom	17x17	Main	Carpeting	No	Kitchen	13x11	Main	Hardwood	No
LaundryRm	11x05	Main	Vinyl	No					

Directions

I-69 to Exit 210. Head east on Southeastern Pkwy to roundabout. Exit to head south on Olivo Rd. Turn left on Avalon Blvd. Take third exit at roundabout to Avalon W Dr. Turn left on Oxbridge Plc to home on left.

Property Description

If you're looking for a quality ranch home in a great family neighborhood in Fishers, this Pulte built 3BR/2BA home w/ full unfinished basement might be just what you are looking for! Open floor plan features kitchen with breakfast bar overlooking dining area and great room with fireplace. Other features include hardwood floors in kitchen and foyer, SS appliances in kitchen, 9' ceilings throughout the home including basement and concrete patio off of kitchen/dining area. Master bedroom features bay window, WIC and ceiling fan. 2nd and 3rd bedrooms are spacious and have ceiling fans. Unfinished basement leaves tons of options to finish as you see fit has egress window for potential bedroom and plumbing rough-in for bathroom.

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

\$89 Monthly fee in addition to \$145 quarterly HOA Dues covers lawn mowing, fertilization, mulching, & snow removal.

Description

Condo Type:	Detached	Condo Descrip:	
Lifestyle:	Brick, Vinyl	Arch Style:	Ranch, TradAmer
Exterior:	ClosWalkin, ShrStIFull	Porch:	PatioOpen
Master Bedroom:	Dishwasher, GrbgDispsl, MicroHood, O/RElec	Areas:	FoyerSmall, LndryRmMn
Appliances:	SecAlrmPd, SmokeAlarm, SumpPump, WtrSftnPd	Eating Area:	BrkfstBar, DinComb/FR, Pantry
Equipment:		Interior Amen:	CeilRsed, WIKl nClos, FloorHrdwd, WinVinyl, WdWkPaintd
Lot Info:	Corner, Curbs, Sidewalks, TreesSmall	Exterior Amen:	DryConcret, PoolCommu
Lot Size:	10,019 Acres: <.25 Acre	# of Acres:	0.23

Utilities/Environmental

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

Financial/Association Information

Possible Financing:	Conventnl, ICON, FHA, VA	Fee Paid:	Quarterly	Fee Amnt:	\$145
Ownership Int:	MandFee				
Fee Includes:	AssocHmOwn, EntryComm, Lawncare, NatureArea, PrkPlygrnd, Pool, RemvlSnow, RemvlTrash				
Mgmt Co.:	Association Management	Mgmt Phone:	317-631-2213	More than 1 Assoc:	No

Contract/Office Information

List Type:	Exclusive Right to Sell	BAC:	3.0 %	Var:	No	Insp/Warr:	General	LD:	09/20/2017
Circumstances of Sale:	None	Disc:	Not Applicable			Disc Oth:	Defects/NN, SalesDiscMedia	Ent D:	09/20/2017
Show:	Yes	FHA Cert:	Yes	Show Dt:	09/20/2017	Poss:	Negotiable	Dir Solicit:	No
LOfc:	KWI N01: Keller Williams Indianapolis Metro North	OP:	317-846-6300 X:			OF:	317-846-5959 Dir:	XD:	03/20/2018
LAgt:	15467: Kimberly S. 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			Chg Dt:	11/07/2017
CoAgt:	37042: Joshua Carpenter	Pref:	317-402-9111						
Circumstances re: Sale:	-								