



# WE SELL INDY

**JOSH CARPENTER**  
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12863 Oxbridge Place, Fishers, IN 46037  
Prop Sub/Trans: Single Fam/Sale  
School Dist: Hamilton Southeastern  
Subdivision: AVALON OF FISHERS  
Legal Desc: AVALON OF FISHERS  
Bldr/Prjct/Cont:

Media: [25](#)  
Area: 2912 - Hamilton - Fall Creek  
Virtual Tour: [http://www.tourfactory.com/1869280/r\\_MIBOR](http://www.tourfactory.com/1869280/r_MIBOR)  
Virtual Tour 2:  
New Const: No

Status: **Active**  
BLC#: 21513460  
List/MoRnt \$: \$250,000  
Year Built: 2005  
Section/Lot: /46  
Map: N-126 E-120  
Est.Comp. Date:



Tax ID: [291125002024000020](#) MultiTax ID:  
Semi Tax: \$1,231 Tax Year Due: 2017  
Solid Waste: No  
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](http://www.12863OxbridgePlace.com)  
Web Link2: <http://www.WeSellIndyTeam.com/>

Recent: 02/22/2018 : Back On Market : With->Act

### Room Information

| Room Type     | Dimensions | Level | Floors    | Window Trtmt | Room Type     | Dimensions | Level | Floors    | Window Trtmt |
|---------------|------------|-------|-----------|--------------|---------------|------------|-------|-----------|--------------|
| MasterBedroom | 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:   
Property Attached?   
Lifestyle:   
Exterior: Brick, Vinyl   
Master Bedroom: ClosWalkIn, ShrStifFull   
Appliances: Dishwasher, GrbgDispsl, MicroHood, O/RElec   
Equipment: SecAlrmPd, SmokeAlarm, SumpPump, WtrSftnPd   
Lot Info: Corner, Curbs, Sidewalks, TreesSmall   
Lot Size: 10,019 Acres: < .25 Acre   
Exterior Amen:   
# of Acres: 0.23

### Utilities/Environmental

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

Green Certificate No

### Financial/Association Information

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

### Contract/Office Information

List Type: Exclusive Right to Sell   
Circumstances of Sale: None   
Show: Yes   
LOfc: [KWI N01: Keller Williams Indianapolis Metro North](#)   
LAgt: [15467: Kimberly S. Carpenter](#)   
VM:   
Team:   
CoAgt: [37042: Joshua Carpenter](#)   
Circumstances re: Sale: -   
BAC: 3.0 %   
Disc: Not Applicable   
Show Dt: 02/22/2018   
OP: 317-846-6300 X:   
Pref: 317-509-4000   
PF:   
Fdbk: 317-509-4000   
Pref: 317-402-9111   
Insp/Warr: General   
Disc Oth: Defects/NN, SalesDiscMedia   
Poss: Negotiable   
OF: 317-846-5959 Dir:   
Cell: 317-509-4000 Hm: 317-509-4000   
Toll: Show: 317-955-5555   
LD: 09/20/2017   
Ent D: 09/20/2017   
A/C Dt:   
XD: 05/22/2018   
TOM Dt:   
WD:   
Chg Dt: 02/22/2018