



18761 BIG CIRCLE Drive, Noblesville, IN 46062  
 Prop Sub/Trans: Single Fam/Sale Media: [22](#) Status: **Active** BLC#: **21542660** List/MoRnt \$: \$170,000  
 School Dist: Noblesville Schools Area: 2914 - Hamilton - Noblesville DOM/CDOM: 1/1 Year Built: 2011  
 Subdivision: FAIRWAYS AT PRAIRIE CROSS Virtual Tour: <http://www.tourfactory.com/1927600> Section/Lot: /535  
 Legal Desc: ACREAGE .20, SECTION 25, Virtual Tour 2: Map: - -  
 Bldr/Prjct/Cont: BEAZER HOMES New Const: No Stage: Est.Comp. Date:

Tax ID: [29062500400600013](#) MultiTax ID: Solid Waste: Yes  
 Semi Tax: \$754 Tax Year Due: 2017 Tax Exempt: HmTxEx, MortTxEx



	Sqft	FB	HB	BD	RM	Beds:
Upper:	0	0	0	0	0	3
Main:	1,447	2	0	3	7	Baths: 2/0
Apprx M/U Ttl:	1,447	2	0	3	7	# Rooms: 7
Basement:	0	0	0	0	0	Floor #:
Apprx M/U & Bsmnt:	1,447	2	0	3	7	Levels: 1 Level
% Fin Bsmnt:						Unit Entry Lvl:
Source:	Builder					

Garage: Yes, 2CarAttach, GarDrOpenr, FinGarage  
 Parking: Fireplace: 1, GasLog, GreatRoom  
 Basement: No  
 Foundation: Slab  
 Web Link: <http://www.18761BigCircleDr.com/>  
 Web Link2: <http://www.wesellindyteam.com/>

Recent: 01/31/2018 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	15x16	Main	VinylHardwood	No	Bedroom2nd	10x10	Main	VinylHardwood	No
Bedroom 3rd	12x10	Main	VinylHardwood	No	BreakfastRoom	8x8	Main	VinylHardwood	No
DiningRoom	14x12	Main	VinylHardwood	No	GreatRoom	15x16	Main	VinylHardwood	No
Kitchen	8x13	Main	VinylHardwood	No					

Directions

Head north on Hague Road from SR 32. Turn right on Lakeview Dr Left into Fairways @ Prairie Crossing. Take first left on Meadow Rue Rd. Meadow Rue Rd curves to the right & becomes Big Circle Drive. Home on left

Property Description

Looking for a home straight out of an episode of HGTV? Look no further than this beautiful 3BR/2BA ranch home in Fairways at Prairie Crossing, you won't be disappointed. No detail has been missed in this well maintained/updated home. As you enter, you are drawn in by open floor plan featuring soaring vaulted ceilings, great room with cozy gas fireplace, white kitchen with breakfast bar & stainless appliances. The master suite is separate from the 2 guest bedrooms, has a spacious walk in closet and luxurious bath with double sinks, soaking tub & separate shower. Updates include: water softener, garage shelving, insulated/drywalled/painted walls in the garage, patio, new vinyl plank floors and new dimensional roof! Don't wait...!

Description

Condo Type: Condo Descrip:  
 Lifestyle: Detached Arch Style: Ranch, TradAmer  
 Exterior: Brick, Vinyl Porch: DeckMain  
 Master Bedroom: ClosWalkin, SinksDbl, TubFISepShr Areas: BdOthrMain, LndryRmMn  
 Appliances: CookTopGas, Dishwasher, GrbgDispsl, Microwave Eating Area: BrkfstBar, BrkfstRoom, FormalDR, DinComb/GR  
 Equipment: NetworkRdy, MultPhnLin, SmokeAlarm, WtrSftnPd Interior Amen: AtticAcces, CeilVlt, WIKlInClos  
 Lot Info: Curbs, Sidewalks Exterior Amen: DrvConcret  
 Lot Size: 61x143 Acres: <.25 Acre # of Acres: 0.20

Utilities/Environmental

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

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA Fee Paid: Annually Fee Amnt: \$254  
 Ownership Int: MandFee  
 Fee Includes: InsCommon, MainCommon, NatureArea, PrkPlygrnd  
 Mgmt Co.: Ardsley Management Corp Mgmt Phone: 317-253-1401 More than 1 Assoc: No

Contract/Office Information

List Type: Exclusive Right to Sell BAC: 3.0 % Var: No Insp/Warr: General LD: 01/30/2018  
 Circumstances of Sale: None Disc: Not Applicable Disc Oth: SalesDiscMedia Ent D: 01/31/2018  
 Show: Yes FHA Cert: Yes Show Dt: 01/30/2018 Poss: Negotiable Dir Solicit: No A/C Dt:  
 LOfc: [KWI N01: Keller Williams Indianapolis Metro North](#) OP: 317-846-6300 X: OF: 317-846-5959 Dir: XD: 07/30/2018  
 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](mailto:sold@kimsellsindy.com) Chg Dt: 01/31/2018  
 Circumstances re: Sale: -

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Wednesday, January 31, 2018 09:49 AM