



# WE SELL INDY

**JOSH CARPENTER**  
317-402-9111  
JOSH@WESSELLINDYTEAM.COM

8044 Hilltop Lane, Indianapolis, IN 46256-2035      Status: **Active**  
 Prop Sub/Trans: Single Fam/Sale      Media: [21](#)      BLC#: **21542554**      List/MoRnt \$: \$147,500  
 School Dist: Lawrence Township      Area: 4904 - Marion - Lawrence      DOM/CDOM: 2/2      Year Built: 1963  
 Subdivision: FAIRWOOD HILLS      Virtual Tour: <http://www.tourfactory.com/1927641>      Section/Lot: 2/233  
 Legal Desc: FAIRWOOD HILLS 2ND SEC LO      Virtual Tour 2:      Map: - -  
 Bldr/Prjct/Cont:      New Const: No      Stage:      Est.Comp. Date:

Tax ID: [490225106003000400](#)      MultiTax ID:      Solid Waste: Yes  
 Semi Tax: \$608      Tax Year Due: 2017      Tax Exempt: HmTxEx, MortTaxEx



	Sqft
Upper:	0
Main:	1,522
Apprx M/U Ttl:	1,522
Basement:	0
Apprx M/U & Bsmnt:	1,522
% Fin Bsmnt:	
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	0
Total:	2	0	3	7

Beds: 3  
 Baths: 2/0  
 # Rooms: 7  
 Floor #:      Levels: 1 Level  
 Unit Entry Lvl:

Garage: Yes, 2CarAttach, GarDrOpenr, LoadCrtyd, ServiceDoor  
 Parking:      Fireplace: 1, FamilyRm  
 Basement: No  
 Foundation: Slab  
 Web Link: <http://www.8044HilltopLane.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	13x13	Main	Carpeting	No	Bedroom2nd	13x11	Main	Carpeting	No
Bedroom 3rd	11x9	Main	Carpeting	No	DiningRoom	15x8	Main	Carpeting	No
FamilyRoom	13x13	Main	Carpeting	No	Kitchen	15x13	Main	Laminate	No
LivingRoom	15x11	Main	Carpeting	No					

### Directions

From 71st Street and Binford Blvd, head east on 71st Street. East of Hague Road, turn left on Fairwood Lane. Turn right on Hilltop Lane to home on left.

### Property Description

Looking for a great brick ranch home that is close to everything? This well maintained 3BR/2BA home is convenient to shopping, schools, I-465 and I-69. Home features an eat-in kitchen with laminate floors open to living area with fireplace, a separate formal living space with great natural light, good sized bedrooms and a master suite with full bath. Nice sized 2 car garage has service door to fenced in backyard with large deck. Updates include ceiling fans in kitchen / living room / master, new electric panel 2016, backsplash in kitchen and privacy fences. Come take a look today!

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

Washer and dryer to be switched out prior to closing. Exclude kitchen refrigerator. Stake survey completed in 2017. Please send all offers and questions to co-agent, Josh Carpenter. josh@wesellindyteam.com 317-402-9111.

### Description

Condo Type:      Condo Descrip:  
 Lifestyle: Detached      Arch Style: Ranch  
 Exterior: Aluminum, Brick      DeckMain  
 Master Bedroom: ShrStIFull, Suite      Areas: FoyerSmall, LndryCloset  
 Appliances: CookTopEle, Dishwasher, Dryer, OvenBITn,      Eating Area: BrkfstBar, FormalDR, EatInKitch  
 Equipment: SmokeAlarm, WtrSftnPd      Interior Amen: AtticAcces, ScrnsComp, WinWood, WdWkPaintd  
 Lot Info: StrtLights, TreeMature      Exterior Amen: DrvAsphalt  
 Lot Size: .29      Acres: .25-.49 Acre      # of Acres: 0.29

### Utilities/Environmental

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

Green CertificateNo

### Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA      Fee Paid:      Fee Amnt:  
 Ownership Int: NoAssoc

### Contract/Office Information

List Type: Exclusive Right to Sell      BAC: 3.0 %      Var: No      Insp/Warr: General      LD: 01/30/2018  
 Circumstances of Sale:      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  
 CoAgt: [37042: Joshua Carpenter](#)      Pref: 317-402-9111  
 Circumstances re: Sale: -

Requested By: Joshua Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, February 01, 2018 08:57 AM