



11263 Hearthstone Drive, Fishers, IN 46037  
 Prop Sub/Trans: Single Fam/Sale Media: [30](#) Status: **Sold** Sold/Lsed\$: **\$238,000**  
 School Dist: Hamilton Southeastern Area: 2912 - Hamilton - Fall CreekDOM/CDOM: 10/10 BLC#: **21542784** List/MoRnt \$: **\$245,000**  
 Subdivision: SANDSTONE RIDGE Virtual Tour: [http://www.tourfactory.com/1934668/r\\_MIBOR](http://www.tourfactory.com/1934668/r_MIBOR) Year Built: 2002  
 Legal Desc: SANDSTONE RIDGE Virtual Tour 2: Map: N-112 E-0 Section/Lot: /91  
 Bldr/Prjct/Cont: New Const: No Stage: Est.Comp. Date:



Tax ID: [291502013006000020](#) MultiTax ID: Solid Waste: No  
 Semi Tax: \$1,177 Tax Year Due: 2017 Tax Exempt: HmTxEx, MortTxEx

	Soft	FB	HB	BD	RM	Beds:
Upper:	930	2	0	4	4	4
Main:	1,196	0	1	0	5	Baths: 2/1
Apprx M/U Ttl:	2,126	2	1	4	9	# Rooms: 9
Basement:	930	0	0	0	0	Floor #:
Apprx M/U & Bsmnt:	3,056	2	1	4	9	Levels: 2 Levels
% Fin Bsmnt:	50-75%					Unit Entry Lvl:
Source:	Assesso					

Garage: Yes, 2CarAttach, GarDrOpenr, LoadRear  
 Parking: Fireplace: 1, FamilyRm, GasLog  
 Basement: Yes, 9ft+Ceil, Finished  
 Foundation: BsmntPrCnc  
 Web Link: <http://www.11263hearthstonedr.com/>  
 Web Link2: <http://www.wesellindyteam.com/>

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
MasterBedroom	13x13	Upper	Laminated/HW	No	Bedroom2nd	10x10	Upper	Carpeting	No
Bedroom 3rd	12x10	Upper	Carpeting	No	Bedroom4th	11x10	Upper	Carpeting	No
BreakfastRoom	10x10	Main	Vinyl	No	DiningRoom	12x10	Main	Carpeting	No
FamilyRoom	19x13	Main	Laminated/HW	No	GreatRoom	14x11	Main	Laminated/HW	No
Kitchen	11x10	Main	Vinyl	No					

Directions

From 116th Street & Brooks School Road, go West on 116th to Sandstone Ridge. Turn right on Windswept into Sandstone Ridge. Turn left on Apalacian which turns into Hearthstone.

Property Description

This 4BR/2.5BA home is overlooking a pond in the sought after Fishers neighborhood of Sandstone Ridge. As you enter the home, you will see the formal dining room and the formal living room/office space. New laminate hardwoods in the entry lead you to the cozy great room with gas fireplace which is open to the kitchen and breakfast area. The master suite features a vaulted ceiling, WIC and bath with garden tub, separate shower and double sinks. There are 3 additional bedrooms and a full bath to complete the upper level. The basement is partially finished with a rec area with bar and family room, it just awaits your flooring choice. Main level laundry & rear load garage. Nice patio w/firepit in the middle overlooking the rear yard & pond.

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

Home will be professionally cleaned on Wednesday, 2/14

Description

Condo Type: Detached  
 Property Attached? Detached  
 Lifestyle: Brick, Vinyl  
 Exterior: ClosWalKin, SinksDbI, TubFI SepShr, TubGarden, SeeRemarks  
 Master Bedroom: Dryer, Microwave, O/RGas, Refrigratr, Washer  
 Appliances: SmokeAlarm, SumpPump  
 Equipment: Pond, Sidewalks, StrtLights, RurallnSub  
 Lot Info: 140x98x140x63 Acres: .25-.49 Acre  
 Lot Size: # of Acres: 0.25

Condo Descrip: TradAmer, Two Story  
 Common Walls: PatioOpen  
 Arch Style: BthSinksDbIMn, FoyerLarge, LvRmFormal, LndryRmMn  
 Porch: Areas:  
 Eating Area: BrkfstBar, FormalDR, Dining-L, EatInKitch  
 Interior Amen: AtticAcces, CeilRsed, CeilVlt, WIKInClos  
 Exterior Amen: DrvConcret, OutFpl/Pit  
 # of Acres: 0.25

Utilities/Environmental

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

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA  
 Ownership Int: MandFee  
 Fee Includes: AssocHmOwn, EntryComm, InsCommon  
 Mgmt Co.: Ardsley Management Corp  
 Fee Paid: Annually  
 Fee Amnt: \$275  
 Mgmt Phone: 317-253-1401  
 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 Carpenter](#)  
 VM:   
 Team:   
 SOfc: RENU01: [Renu Real Estate](#)  
 SAgt: 23012: [Randie L. Bonwell](#)  
 CoSAgt: :  
 Circumstances re: Sale: -

BAC: 3.0 % Var: Yes  
 Disc: Not Applicable  
 Show Dt: 02/12/2018  
 OP: 317-846-6300 X:  
 Insp/Warr: General  
 Disc Oth: SalesDiscMedia  
 Poss: Negotiable Dir Solicit: No  
 OF: 317-846-5959 Dir:  
 LD: 02/12/2018  
 Ent D: 02/12/2018  
 A/C Dt: 02/13/2018  
 XD: 08/12/2018  
 Pref: 317-509-4000  
 Cell: 317-509-4000 Hm: 317-509-4000  
 PF: Toll: Show: 317-955-5555  
 Fdbk: 317-509-4000  
 OP: 317-341-5557  
 Pref: 317-341-5557  
 Fdbk: [sold@kimsellsindy.com](mailto:sold@kimsellsindy.com)  
 Seller Pd CC: 0  
 Seller Pd Pts: 0  
 Terms: Cash  
 Chg Dt: 03/08/2018  
 PD: 02/13/2018  
 Est Cls: 03/13/2018  
 Cls Dt: 03/06/2018