



13085 Avalon Boulevard, Fishers, IN 46037-7245
 Prop Sub/Trans: Single Fam/Sale Media: [28](#) Status: **Active** BLC#: **21559095** List/MoRnt \$: \$340,000
 School Dist: Hamilton Southeastern Area: 2912 - Hamilton - Fall CreekDOM/CDOM: 0/0 Year Built: 2008
 Subdivision: AVALON OF FISHERS Virtual Tour: <http://www.tourfactory.com/1973147> Section/Lot: 3/625
 Legal Desc: Avalon of Fishers Virtual Tour 2: Map: - -
 Bldr/Prjct/Cont: New Const: No Stage: Est.Comp. Date:



Tax ID: [291125008041000020](#) MultiTax ID: Solid Waste: No
 Semi Tax: \$1,727 Tax Year Due: 2017 Tax Exempt: HmTxEx, MortTaxEx

	Soft
Upper:	1,454
Main:	1,330
Apprx M/U Ttl:	2,784
Basement:	1,330
Apprx M/U & Bsmnt:	4,114
% Fin Bsmnt:	0-25%
Source:	Assesso

	FB	HB	BD	RM
Upper:	2	0	5	5
Main:	0	1	0	6
M/U Ttl:	2	1	5	11
Bsmnt:	0	0	0	0
Total:	2	1	5	11

Beds: 5
 Baths: 2/1
 # Rooms: 11
 Floor #: Levels: 2 Levels
 Unit Entry Lvl:

Garage: Yes, 3CarAttach, GarDrOpenr, FinGarage
 Parking: Fireplace: 1, FamilyRm, GasLog
 Basement: Yes, 9ft+Ceil, PlumbRough
 Foundation: BsmntPrCnc
 Web Link: <http://www.13085AvalonBlvd.com/>
 Web Link2: <http://www.wesellindyteam.com/>

Recent: 04/21/2018 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
MasterBedroom	19x16	Upper	Carpeting	Yes	Bedroom2nd	12x11	Upper	Carpeting	Yes
Bedroom 3rd	12x11	Upper	Carpeting	Yes	Bedroom4th	13x11	Upper	Carpeting	Yes
Bedroom5th	18x14	Upper	Carpeting	Yes	BreakfastRoom	12x11	Main	Hardwood	Yes
DiningRoom	12x9	Main	Hardwood	Yes	FamilyRoom	23x16	Main	Carpeting	Yes
Kitchen	11x15	Main	Hardwood	Yes	LaundryRm	8x6	Main	Vinyl	No
Office	13x12	Main	Hardwood	Yes					

Directions

From I-69 and Exit 210 (Southeastern), E on Southeastern Parkway, South on Olio, E on Avalon Blvd, follow Avalon Blvd through roundabout. House will be on the right.

Property Description

It is time for you to call this great 5BR/2.5BA house a home! Located in sought after Avalon of Fishers, a fantastic neighborhood where you can walk, job, or bike the neighborhood trails, swim in the community pool, play tennis or just enjoy life. You are drawn into this home by the inviting front porch and as you enter, you are drawn in by it's open floor plan featuring a private office, for DR, spacious GR with gas frplc and nice fully equipped kitchen with hardwood floors & solid surface counter tops. Vaulted master suite with garden tub/separate shower & WIC. 3 addtl bedroom, full bath and 5th bedroom/bonus room that has endless possibilities complete the upper level. The unfinished basement awaits your finishing touches!

Description

Condo Type: Condo Descrip:
 Property Attached? Detached Common Walls:
 Lifestyle: Arch Style: TradAmer, Two Story
 Exterior: Brick, Vinyl Porch: PatioOpen, PorchCovrd
 Master Bedroom: ClosWalkin, ShrStlFull, SinksDbl, Suite, Areas: BthSinksDblMn, FoyerLarge
 Appliances: CookTopEle, Dishwasher, GrbgDispls, Microwave, Eating Area: BrkfstRoom, FormalDR, KitUpdated, Pantry
 Equipment: MicroHood, O/RElec, Refrigratr Interior Amen: AtticAcces, CeilRsed, WlkInClos, FloorHrdwd
 Lot Info: SecAlrmPd, SmokeAlarm, SumpPump, WtrSftnPd Exterior Amen: DrvConcret
 Lot Size: .41 acres Acres: .25-.49 Acre # of Acres: 0.41

Utilities/Environmental

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

Green CertificateNo

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA Fee Paid: Quarterly Fee Amnt: \$145
 Ownership Int: MandFee
 Fee Includes: AssocHmOwn, EntryComm, InsCommon, MainCommon,
 NatureArea, PrkPlygrnd, Pool, RemvlSnow, RemvlTrash
 Mgmt Co.: Community 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, Not Applicable LD: 04/21/2018
 Circumstances of Sale: None Disc: Not Applicable Disc Oth: Defects/NN, SalesDiscMedia Ent D: 04/21/2018
 Show: Yes FHA Cert: Yes Show Dt: 04/21/2018 Poss: Negotiable Dir Solicit: No A/C Dt: X: 10/21/2018
 LOfc: [EXPL01: eXp Realty, LLC](#) OP: 812-734-6048 X: Cell: 317-509-4000 Hm: 317-509-4000 TOM Dt: WD: Chg Dt: 04/21/2018
 LAgt: [15467: Kimberly S. Carpenter](#) Pref: 317-509-4000 Toll: Show: 317-955-5555
 VM: PF: Fdbk: 317-509-4000 Fdbk: sold@kimsellsindy.com
 Team: Circumstances re: Sale: -

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Saturday, April 21, 2018 09:40 PM