



13221 Isle Of Man Way, Fishers, IN 46037

Status: **Active**
BLC#: **21575965**

List/MoRnt \$: \$300,000
Year Built: 2014
Section/Lot: 3/609

Prop Sub/Trans: Single Fam/Sale
School Dist: Hamilton Southeastern
Subdivision: AVALON OF FISHERS
Legal Desc: ACREAGE .22, SECTION 25,
Blldr/Prjct/Cont:

Media: [25](#)
Area: 2912 - Hamilton - Fall CreekDOM/CDOM: 1/1
Virtual Tour: <http://www.tourfactory.com/2018609>
Interactive VT:
New Const: No

Stage: Est. Comp. Date:

Tax ID: [291125008025000020](#) MultiTax ID: Solid Waste: No
Semi Tax: \$1,426 Tax Year Due: 2017 Tax Exempt: HmTxEx



	Sqft
Upper:	0
Main:	2,320
Apprx M/U Ttl:	2,320
Basement:	0
Apprx M/U & Bsmnt:	2,320
% Fin Bsmnt:	
Source:	Assesso

	FB	HB	BD	RM
Upper:	0	0	0	0
Main:	2	1	3	9
M/U Ttl:	2	1	3	9
Bsmnt:	0	0	0	0
Total:	2	1	3	9

Beds: 3
Baths: 2/1
Rooms: 9
Floor #:
Levels: 1 Level
Unit Entry Lvl:

Garage: Yes, 3CarAttach, TANDEM, GarDrOpenr
Parking: Fireplace: 0
Basement: No
Foundation: Slab
Web Link: <http://www.13221isleofmanway.com>
Web Link2: <http://www.wesellindyteam.com>

Recent: 06/22/2018 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
MasterBedroom	16x13	Main	Carpeting	No	Bedroom2nd	13x11	Main	Carpeting	No
Bedroom 3rd	13x11	Main	Carpeting	No	BonusRoom	8x8	Main	Hardwood	No
DenLibrary	17x11	Main	Carpeting	No	DiningRoom	14x13	Main	Hardwood	No
GreatRoom	22x19	Main	Hardwood	No	Kitchen	14x13	Main	Hardwood	No
LaundryRm	10x8	Main	Tile-Ceramic	No					

Directions

Follow Southeastern Parkway South from Olio and turn into Avalon, go to the end of the median, make a U-turn to home on left

Property Description

Considering building but don't want to wait or endure the hassle? Then this beautifully maintained 3BR/2.5BA ranch in sought after Avalon of Fishers may be for you! No detail is missed in this home from the upgraded landscaping, hardwood flrs to the pull-outs in the kit cabinets. The open floor plan offers areas where no one will feel left out as the upgrdd kit w/granite tops, tile backsplash & black stnls applcs flows right into the GR, DR & bar area with hardwoods thruout. Spac mstr ste with lrg WIC, dbl vanities & super shower. The 2 addt'l BR's are separated from the mstr giving privacy. Also priv den/off provides addt'l living space. Nice deck ovrlkng the back yard. Great n'hood, w/lots of amenities. 3 car tandem garage too!

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

Exclude garage refrigerator, washer and dryer. Extended warranty still on appliances

Description

Condo Type: Condo Descrip:
Property Attached? Detached Common Walls:
Lifestyle: Arch Style: Ranch
Exterior: Brick, CompSidCmt DeckMain, PatioScrnd
Master Bedroom: ClosWalkin, ShrStlFull, Suite Porch:
Appliances: Dishwasher, GrbgDispsl, MicroHood, O/RElec, Refrigeratr FoyerLarge, LndryRmMn
Equipment: SmokeAlarm Eating Area: BrkfstBar, CntrlIsland, FormalDR
Interior Amen: WIKlnClos, FloorHrdwd, ScrnsComp, WinTherm, WdWkPaintd
Lot Info: Sidewalks, StrtLights, TreesSmall Exterior Amen: DrvConcret
Lot Size: 9,583 Acres: <.25 Acre # of Acres: 0.22

Utilities/Environmental

Heating: ForcedAir Fuel: Gas
Cooling: CentrlElec, FanCeilPad Primary Wtr Source: MunWtrConn
Water Heater: Electric 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: PUD
Fee Includes: InsCommon, MainCommon, NatureArea, PrkPlygrnd, Pool,
ProfMgmt, RemvISnow, Tennis
Mgmt Co.: Community Management Services Mgmt Phone: 317-983-1679 More than 1 Assoc: No

Contract/Office Information

List Type: Exclusive Right to Sell BAC: 3.0 % Var: No Insp/Warr: WarrBlldr LD: 06/22/2018
Circumstances of Sale: Disc: Not Applicable Disc Oth: SalesDiscMedia Ent D: 06/22/2018
Show: Yes FHA Cert: Yes Show Dt: 06/22/2018 Poss: Negotiable Dir Solicit: No A/C Dt:
LOfc: [EXPL01: eXp Realty, LLC](#) OP: 812-734-6048 X: OF: Dir: XD: 12/22/2018
LAg: [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 Chg Dt: 06/23/2018
Circumstances re: Sale: -