



13887 Ambria Drive, McCordsville, IN 46055 Status: **Active**
 Prop Sub/Trans: Single Fam/Sale Media: [26](#) BLC#: **21575068** List/MoRnt \$: \$430,000
 School Dist: Hamilton Southeastern Area: 2912 - Hamilton - Fall CreekDOM/CDOM: 1/1 Year Built: 2016
 Subdivision: AMBRIA Virtual Tour: <http://www.tourfactory.com/2015670> Section/Lot: 2/76
 Legal Desc: ACREAGE .26, SECTION 12, Interactive VT: Est.Comp. Date:
 Bldr/Prjct/Cont: MI Homes of Indiana New Const: No Stage:



Tax ID: [291512048042000020](#) MultiTax ID: Solid Waste: Yes
 Semi Tax: \$1,037 Tax Year Due: 2017 Tax Exempt: HmTxEx, MortTxEx

	Sqft	FB	HB	BD	RM	Beds:
Upper:	1,603	2	0	4	5	5
Main:	1,907	1	1	1	6	Baths: 3/1
Apprx M/U Ttl:	3,510	3	1	5	11	# Rooms: 11
Basement:	1,253	0	0	0	0	Floor #:
Apprx M/U & Bsmnt:	4,763	3	1	5	11	Levels: 2 Levels
% Fin Bsmnt:	0-25%					Unit Entry Lvl:
Source:	Builder					

Garage: Yes, 4+CarAttch, GarDrOpenr, LoadSide
 Parking: Fireplace: 1, GasLog, GreatRoom
 Basement: Yes, 9ft+Ceil, Partial, PlumbRough
 Foundation: BsmntPrCnc
 Web Link: <http://www.13887AmbriaDrive.com/>
 Web Link2: <http://www.wesellindyteam.com/>

Recent: **06/21/2018 : NEW**

Room Information									
Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
MasterBedroom	20x16	Upper	Carpeting	No	Bedroom2nd	17x10	Upper	Carpeting	No
Bedroom 3rd	12x12	Upper	Carpeting	No	Bedroom4th	12x12	Upper	Carpeting	No
Bedroom5th	11x10	Main	Carpeting	No	BonusRoom	13x12	Main	Carpeting	No
BreakfastRoom	17x9	Main	Hardwood	No	DiningRoom	17x12	Main	Hardwood	No
GreatRoom	21x20	Main	Hardwood	No	Kitchen	17x13	Main	Hardwood	No
LaundryRm	8x6	Upper	Vinyl	No					

Directions
 I-69 to 116th St exit. Head east on 116th St to Olio Rd. Turn right (south) on Olio Road. Turn left into Ambria just south of 104th Str on Ambria Drive to home on right.

Property Description
 This 5BR/3.5BA model-like hm is better than new with it's manicured lawn & upgrd landscaping. As you enter the 2-story entry, the open floor plan pulls you into the gour kit w/dbl ovens, stnls applcs, gas cooktop & lrg island open to the brkfst area & amazing 2 story GR highlighted by the floor to ceiling stone frpic & lots of windows, washing the spaces with natural light. The main lvl is completed by the bon rm (great for a playrm) and 5th BR w/priv bth. The open stairway leads you to the mstr ste featuring a vaulted ceiling, lrg W/I shwr & WIC. 3 addt'l BR's, hall bth & laundry. Many upgrades including hrdwd flrs & lighting. Relaxing new deck added ovrlkng the backyard. Unfnshd bsmnt awaits your touches. You will want to call it home!

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information
 Exclude washer, dryer, refrigerator and playset

Description			
Condo Type:	Condo Descrip:		
Property Attached?	Detached	Common Walls:	
Lifestyle:		Arch Style:	Two Story
Exterior:	Brick, CompSidCmt	Porch:	DeckMain, PorchCovrd
Master Bedroom:	ClosWaikin, SinksDbl	Areas:	GrtRm2Story, LndryRmUp
Appliances:	CookTopGas, Dishwasher, GrbgDispsl, MicroHood, OvenDouble	Eating Area:	BrkfstRoom, FormalDR, KitUpdated, Pantry
Equipment:	SmokeAlarm, SumpPump	Interior Amen:	CeilVlt, WIKInClos, FloorHrdwd, ScrnsComp, WdWkPaintd
Lot Info:	TreesSmall	Exterior Amen:	DrvConcret, Sprkr/IrrSys
Lot Size:	11,326 Acres: .25-.49 Acre	# of Acres:	0.26

Utilities/Environmental			
Heating:	ForcedAir	Fuel:	Gas
Cooling:	CentrIElec	Primary Wtr Source:	MunWtrConn
Water Heater:	Gas	Primary Sewage Disp:	MunSwrConn
Utility Option:	CableAvail, GasConn, HighSpdAvl		Green CertificateNo

Financial/Association Information			
Possible Financing:	Conventnl, ICON, VA	Fee Paid:	Quarterly
Ownership Int:	MandFee	Fee Amnt:	\$145
Fee Includes:	EntryComm, InsCommon, MainCommon, PrkPlygrnd, ProfMgmt, RemvISnow		
Mgmt Co.:	Kirkpatrick Management	Mgmt Phone:	317-594-5720
		More than 1 Assoc:	No

Contract/Office Information			
List Type:	Exclusive Right to Sell	BAC:	3.0 % Var: No
Circumstances of Sale:	None	Disc:	Not Applicable
Show:	Yes FHA Cert:	Show Dt:	06/21/2018
LOf:	EXPL01: eXp Realty, LLC	OP:	812-734-6048 X:
LAgt:	15467: Kimberly S. Carpenter	Pref:	317-509-4000
VM:		Insp/Warr:	WarrBlDr
		Disc Oth:	SalesDiscMedia
		Poss:	Negotiable
		Dir Solicit:	No
		OF:	Dir:
		Cell:	317-509-4000 Hm:
			317-509-4000
			317-955-5555
		Toll:	Show:
		Fdbk:	317-509-4000
		Fdbk:	sold@kimsellsindy.com
			Chg Dt: 06/21/2018