



7859 BUSBY BEND Drive, Noblesville, IN 46062  
 Prop Sub/Trans: Single Fam/Sale Media: [23](#) Status: **Active** BLC#: **21572522** List/MoRnt \$: \$195,000\*  
 School Dist: Noblesville Schools Area: 2914 - Hamilton - NoblesvilleDOM/CDOM: 16/16 Year Built: 2013  
 Subdivision: LAKES AT PRAIRIE CROSSING Virtual Tour: [http://www.tourfactory.com/2013990/r\\_MIBOR](http://www.tourfactory.com/2013990/r_MIBOR) Section/Lot: /1382  
 Legal Desc: Lakes at Prairie Crossing Interactive VT: New Const: No Stage: Est. Comp. Date:



Tax ID: [290625009026000013](#) MultiTax ID: Solid Waste: Yes  
 Semi Tax: \$955 Tax Year Due: 2017 Tax Exempt: HmTxEx, MortTxEx

	Sqft	FB	HB	BD	RM	
Upper:	1,140	2	0	3	3	Beds: 3
Main:	852	0	1	0	3	Baths: 2/1
Apprx M/U Ttl:	1,992	2	1	3	6	# Rooms: 6
Basement:	0	0	0	0	0	Floor #: 2
Apprx M/U & Bsmnt:	1,992	2	1	3	6	Levels: 2 Levels
% Fin Bsmnt:						Unit Entry Lvl:
Source:	Assesso					

Garage: Yes, 2CarAttach, GarDrOpenr  
 Parking: No  
 Basement: No  
 Foundation: Slab  
 Web Link: <http://www.7859busbybenddr.com>  
 Web Link2: <http://www.wesellindyteam.com/>  
 Fireplace: 1, FamilyRm, GasLog

Recent: 06/29/2018 : DECR : \$200,000->\$195,000

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	16x13	Upper	Carpeting	No	Bedroom2nd	11x12	Upper	Carpeting	No
Bedroom 3rd	12x10	Upper	Carpeting	No	FamilyRoom	15x13	Main	VinylHardwood	No
Kitchen	13x13	Main	VinylHardwood	No	LivingRoom	11x16	Main	VinylHardwood	No
Loft	12x16	Upper	Carpeting	No					

Directions: 37 North to SR 32. Turn left on 32. Follow to Hague Rd. Turn right on Hague Rd. Follow Hague Rd. to 196th St. Turn right. Community entrance is on the right.

Property Description: The 3BR/2.5BA home offers an open floor plan at an affordable price! Nice family room with cozy gas fireplace and luxury vinyl floors is open to the updated kitchen with stainless appliances, island and tile backsplash. Front flex room could be living room/dining room or office, it is up to you. Additional living space is offered in the upper loft area. Vaulted master with en-suite bath with double sinks, garden tub and separate shower. 2 additional BR's, hall bath & laundry complete the upper level. Private, fenced rear yard offer you own retreat with additional side yard that is large enough for kicking a ball or throwing a frisbee. All of this for an incredible price.

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

Condo Type:		Description	
Property Attached?	Detached	Condo Descrip:	
Lifestyle:		Common Walls:	
Exterior:	Brick, Vinyl	Arch Style:	TradAmer, Two Story
Master Bedroom:	ClosWalkin, SinksDbl, Suite, TubFISepShr, TubGarden	Porch:	PorchCovrd
Appliances:	Dishwasher, Dryer, GrbgDispsl, MicroHood, O/RElec, Refrigratr, Washer	Areas:	LndryCloset
Equipment:	SmokeAlarm	Eating Area:	BrkfstBar, CntrlIsland, FormalDR, EatInKitch
Lot Info:	Corner, Sidewalks, StrtLights, TreesSmall	Interior Amen:	AtticAcces, CeilVlt, WikInClos, FloorHrdwd, WdWkPaintd
Lot Size:	7320 Acres: <.25 Acre	Exterior Amen:	DrvConcret, FenceFullIR
		# of Acres:	0.13

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

Financial/Association Information			
Possible Financing:	Conventnl, ICON, FHA, VA	Fee Paid:	SemiAnnual
Ownership Int:	MandFee	Fee Amnt:	\$117
Fee Includes:	InsCommon, MainCommon, PrkPlygrnd	Mgmt Phone:	317-253-1401
Mgmt Co.:	Ardsley Managment	More than 1 Assoc:	No

Contract/Office Information			
List Type:	Exclusive Agency	BAC:	3.0 % Var: No
Circumstances of Sale:	None	Disc:	Not Applicable
Show:	Yes	Show Dt:	06/19/2018
LOf:	<a href="#">EXPL01: eXp Realty, LLC</a>	OP:	812-734-6048 X:
LAgt:	<a href="#">15467: Kimberly S. Carpenter</a>	Pref:	317-509-4000
VM:		Cell:	317-509-4000
Team:		Hm:	317-509-4000
Circumstances re: Sale:	-	Show:	317-955-5555
		Fdbk:	<a href="#">sold@kimsellsindy.com</a>
		Chg Dt:	06/29/2018

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, June 29, 2018 09:25 PM