7859 BUSBY BEND Drive, Noblesville, IN 46062

				Status:	Active		
Prop Sub/Trans:	Single Fam/Sale	Media:	23	BLC#:	21572522	List/MoRnt $:	$200,000
School Dist:	Noblesville Schools	Area:	2914 - Hamilton - Noblesvill	DOM/CDOM:	1/1	Year Built:	2013
Subdivision:	LAKES AT PRAIRIE CROSSING	Virtual Tour:	http://www.tourfactory.com/2008322			Section/Lot:	/1382
Legal Desc:	Lakes at Prairie Crossing	Interactive VT:					
Bldr/Prjct/Cont:	Beazer	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, MortTaxEx

	Sqft
Upper:	1,140
Main:	852
Apprx M/U Ttl:	1,992
Basement:	0
Apprx M/U & Bsmnt:	1,992
% Fin Bsmnt:	
Source:	Assesso

	FB	HB	BD	RM
Upper:	2	0	3	3
Main:	0	1	0	3
M/U Ttl:	2	1	3	6
Bsmt:	0	0	0	0
Total:	2	1	3	6

Beds:	3
Baths:	2/1
# Rooms:	6
Floor #:	
Levels:	2 Levels
Unit Entry Lvl:	

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

Recent: 06/14/2018 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
MasterBedroom	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 rub 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

Prelim title already completed through Enterprise Title.

Description

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

Utilities/Environmental

Heating:	ForcedAir	Fuel:	Gas
Cooling:	CentrlElec	Primary Wtr Source:	MunWtrConn
Water Heater:	Electric	Primary Sewage Disp:	MunSwrConn
Utility Option:	CableAvail, GasConn, HighSpdAvl		Green Certificate No

Financial/Association Information

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

Contract/Office Information

List Type: Exclusive Agency	BAC: 3.0 % Var: No	Insp/Warr: WarrBldr				LD:	06/13/2018
Circumstances of Sale: None	Disc: Not Applicable	Disc Oth: Covnts&Restrct, SalesDiscMedia				Ent D:	06/14/2018
Show: No FHA Cert:	Show Dt: 06/16/2018	Poss: Negotiable	Dir Solicit: No			A/C Dt:	
LOfc: EXPL01: eXp Realty, LLC	OP: 812-734-6048 X:	OF:	Dir:			XD:	12/13/2018
LAgt: 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:	06/14/2018
Circumstances re: Sale: -							

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, June 14, 2018 10:11 PM