



8310 LUNS福德 Lane, Fishers, IN 46038

Prop Sub/Trans: Single Fam/Sale      Media: [35](#)      Status: **Active**      BLC#: **21569974**      List/MoRnt \$: \$415,000\*  
 School Dist: Hamilton Southeastern      Area: 2911 - Hamilton - Delaware DOM/CDOM: 37/37      Year Built: 2011  
 Subdivision: ALLISON ESTATES      Virtual Tour: [http://www.tourfactory.com/2003383/r\\_MIBOR](http://www.tourfactory.com/2003383/r_MIBOR)      Section/Lot: 1/2  
 Legal Desc: Allison Estates      Interactive VT:      Stage: Completed      Est.Comp. Date:  
 Bldr/Prjct/Cont: Drees Homes      New Const: No

Tax ID: [291024010002000006](#)      MultiTax ID:      Solid Waste: No  
 Semi Tax: \$2,308      Tax Year Due: 2017      Tax Exempt: HmTxEx, MortTxEx



	Sqft
Upper:	1,627
Main:	1,626
Apprx M/U Ttl:	3,253
Basement:	1,225
Apprx M/U & Bsmnt:	4,478
% Fin Bsmnt:	50-75%
Source:	Builder

	FB	HB	BD	RM
Upper:	2	0	4	5
Main:	0	1	0	7
M/U Ttl:	2	1	4	12
Bsmnt:	0	0	0	0
Total:	2	1	4	12

Beds: 4  
 Baths: 2/1  
 # Rooms: 12  
 Floor #:        
 Levels: 2 Levels  
 Unit Entry Lvl:

Garage: Yes, 3CarAttach, TANDEM, GarDrOpenr, LoadCrtyd, StorageArea  
 Parking:      Fireplace: 1, FamilyRm, GasLog, GasStarter  
 Basement: Yes, 9ft+Ceil, Finished, PlumbRough, EgressWin  
 Foundation: BsmntPrCnc, Crawl  
 Web Link: <http://www.8310LunsfordLane.com/>  
 Web Link2: <http://www.wesellindyteam.com/>

Recent: 07/08/2018 : DECR : \$425,000->\$415,000

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
MasterBedroom	14x18	Upper	Carpeting	No	Bedroom2nd	11x11	Upper	Carpeting	No
Bedroom 3rd	10x15	Upper	Carpeting	No	Bedroom4th	12x11	Upper	Carpeting	No
BonusRoom	20x11	Upper	Carpeting	No	BreakfastRoom	9x14	Main	Hardwood	No
DenLibrary	14x13	Main	Carpeting	Yes	DiningRoom	12x13	Main	Carpeting	No
ExerciseRm	10x11	Basement	Carpeting	No	GreatRoom	18x16	Main	Carpeting	No
Kitchen	11x12	Main	Hardwood	No	LaundryRm	6x10	Main	Tile-Ceramic	No
Office	11x12	Main	Carpeting	No	Rec/PlayRm	16x26	Basement	Carpeting	No

Directions

I-465 to north on Allisonville Road, Travel north past 131st Street to entrance on right.

Property Description

This 4BR/2.5BA sits on a park-like lot! From the moment you enter the 2-story foyer, it feels like home! The gleaming hrdwds lead you to the formal living room/den and then on to the beautiful 2-story great room, highlighted by the cozy frplc that is surrounded by a wall of windows. There is also a priv off space on the main lvl, for DR & a gourmet kit w/granite, stnls appls featuring dbl ovens, lrg island, & a walk-in pantry. Dual stairways lead you to the upper lvl where there is a spac mstr ste w/2 WIC's, luxurious bth w/garden tub/sep shwr, 3 addt'l BR's, a bath & a bon rm, great for a playroom/craft room or man cave. The bsmt has endless possibilities w/ the lrg rec rm & work out area, also plumbed for a full bth. Great location

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

Garage has a 2 car garage door but is a 3 car inside

Description

Condo Type:      Condo Descrip:  
 Property Attached? Detached      Common Walls:  
 Lifestyle:      Arch Style: TradAmer, Two Story  
 Exterior: Brick, CompSidCmt      Porch: PatioCovrd, PatioOpen  
 Master Bedroom: ClosWalkin, SinksDbl, TubFIsepShr, TubGarden      Areas: FamRm2Story, LvRmFormal  
 Appliances: CookTopEle, Dishwasher, GrbgDispsl, KitExhaust, Microwave, OvenDouble      Eating Area: BrkfstRoom, CntrlIsland, FormalDR, Pantry  
 Equipment: RadonSystem, SmokeAlarm, SmpPmp w/Bac,      Interior Amen: CeilRsed, CeilVlt, WIKl nClos, FloorHrdwd, ScrnsComp, WdWkPaintd  
 Lot Info: Cul-De-Sac, Sidewalks, StormSewer      Exterior Amen: DrvConcret  
 Lot Size: 80x218      Acres: .25-.49 Acre      # of Acres: 0.37

Utilities/Environmental

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

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA      Fee Paid: Annually      Fee Amnt: \$500  
 Ownership Int: MandFee  
 Fee Includes: MainCommon  
 Mgmt Co.: ?      Mgmt Phone: ?      More than 1 Assoc:

Contract/Office Information

List Type: Exclusive Right to Sell      BAC: 3.0 %      Var: No      Insp/Warr: Not Applicable      LD: 06/01/2018  
 Circumstances of Sale: None      Disc: Not Applicable      Disc Oth: SalesDiscMedia      Ent D: 06/02/2018  
 Show: Yes      FHA Cert: Yes      Show Dt: 06/02/2018      Poss: Negotiable      Dir Solicit: No      A/C Dt:  
 LOc: [EXPL01: eXp Realty, LLC](#)      OP: 812-734-6048 X:      Dir:      XD: 12/01/2018  
 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](mailto:sold@kimsellsindy.com)      Chg Dt: 07/08/2018  
 Circumstances re: Sale: -