



8310 LUNS福德 Lane, Fishers, IN 46038

Prop Sub/Trans: Single Fam/Sale Media: [35](#) Status: **Active** BLC#: **21569974** List/MoRnt \$: \$425,000
 School Dist: Hamilton Southeastern Area: 2911 - Hamilton - Delaware DOM/CDOM: 1/1 Year Built: 2011
 Subdivision: ALLISON ESTATES Virtual Tour: <http://www.tourfactory.com/2003383> 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, GarDrOpenr, LoadCrtyd, StorageArea
 Parking: Fireplace: 1, FamilyRm, GasLog, GasStarter
 Basement: Yes, 9ft+Ceil, Finished, PlumbRough, EgressWin
 Foundation: BsmtPrCnc, Crawl
 Web Link: <http://www.8310LunsfordLane.com/>
 Web Link2: <http://www.wesellindyteam.com/>

Recent: 06/02/2018 : NEW

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: CentrElec 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 Chg Dt: 06/02/2018
 Circumstances re: Sale: -