



**6254 RED ALDER Drive, Avon, IN 46123**

Prop Sub/Trans: **Single Fam/Sale** Media: **39** Status: **Active** BLC#: **21658767** List/MoRnt \$: **\$435,000\***  
 School Dist: **Avon Community** Area: **3204 - Hendricks - Washington** DOM/CDOM: **7/7** Year Built: **1993**  
 Schools: **Avon High** Virtual Tour: <http://www.tourfactory.com/2632514/r> MIBOR Section/Lot: **2/33**  
 Subdivision: **TIMBER BEND** Interactive VT: **No** Stage: **Resale** Est.Comp. Date:  
 Legal Desc: **TIMBER BEND SEC 2 LOT 33** New Const: **No** Tax ID: **321022115011000031** MultiTax ID: **No** Solid Waste: **No**  
 Bldr/Prjct/Cont: Tax Exempt: **Homestead** Mortgage Tax



	Sqft
Upper:	1,511
Main:	1,511
Apprx M/U Ttl:	3,022
Basement:	1,355
Apprx M/U & Bsmnt:	4,377
% Fin Bsmnt:	100%
Source:	Appraisal

	FB	HB	BD	RM	
Upper:	2	0	4	4	Beds: 5
Main:	0	1	0	6	Baths: 3/1
M/U Ttl:	2	1	4	10	# Rooms: 13
Bsmnt:	1	0	1	3	Floor #: 2
Total:	3	1	5	13	Levels: 2 Levels
					Unit Entry Lvl:

Garage: **Yes, Attached, GarageDoorOpener, FinishedGarage, KeylessEntry, LoadSide, StorageArea**  
 Garage Spaces: **3** Fireplace: **2, Basement, GasLog, GreatRoom, RecRoom**  
 Basement: **Yes, Finished**  
 Foundation: **BasementConcretePoured**

Recent: **08/09/2019 : DECR : \$440,000->\$435,000**

Room Information				
Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	19x14	Upper	Carpeting	Yes
Bedroom 3rd	13x11	Upper	Carpeting	Yes
Bedroom 5th	14x13	Basement	Carpeting	No
Dining Room	14x13	Main	Carpeting	Yes
Family Room	23x15	Main	Carpeting	Yes
LaundryRm	11x07	Main	Tile-Ceramic	Yes
Recreation/Play	F33x15	Basement	Carpeting	No
Room Type	Dimensions	Level	Floors	Window Trtmnt
Bedroom 2nd	16x14	Upper	Carpeting	Yes
Bedroom 4th	14x13	Upper	Carpeting	Yes
Breakfast Room	15x12	Main	Viny lHardwood	Yes
Exercise Room	18x11	Basement	Carpeting	No
Kitchen	12x12	Main	Viny lHardwood	Yes
Office	17x11	Main	Carpeting	Yes

Directions

US 36 west of 267 to CR 625E. Go south-follow to Timber Bend. Go To 2nd entrance of Timber Bend, turn right on White Alder Court, go left at Scarlet Oak Drive, right on Red Alder Drive to home on right.

Property Description

You could own your own oasis...this beautiful home is located on a .80 acre lot with a screened in porch, large deck & sparkling ingrnd pool, great for entertaining. The kit has been totally renovated with new cabinets, applcs, floors, granite tops & is open to the brkfst area & FR w/cozy frplc. The rest of the main lvl features a private office, for DR, spac laundry & 1/2 bth. Large mstr ste w/on-suite bth featuring whirlpool tub, sep shwr, dbl sinks & a lrg WIC. There is also access to a walk in attic space from the master, great for extra storage or convert it to a dream WIC. 3 addtl BR's share a hall bth. Rec room w/frplc & bar, work out rm & bonus rm which sellers used as a BR & a full bath complete the lower lvl. 3 car garage

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

**Motor for pool cover is inoperable and pool heater is inoperable. New pool liner and pool cover in the last year. Yard goes beyond the fenced in area.**

Description	
Condo Type:	Condo Descrip:
Property Attached YN: <b>Detached</b>	Common Walls:
Lifestyle:	Arch Style:
Exterior: <b>Brick, Other</b>	Porch: <b>TraditonalAmerican DeckMain, PorchScreened</b>
Master Bedroom: <b>ClosetWalkin, SinksDouble, Suite, TubWhirlpool</b>	Areas: <b>Foyer Large, Laundry Room Main Level, Utility Room</b>
Appliances: <b>Cook Top Gas, Dishwasher, GrbgDispsl, Microwave, O/RGas, OvenBltIn, OvenCnvctn, Refrigratr</b>	Eating Area: <b>BreakfastRoom</b>
Equipment: <b>SmokeAlarm, SumpPump, SumpPump w/Backup, WetBar, WaterSoftenerPaid</b>	Kitchen Features: <b>Center Island, Kitchen Eat In, Pantry</b>
Lot Info: <b>Cul-De-Sac, Sidewalks, TreeMature</b>	Interior Amen: <b>AtticAcces, BuiltInBookShelves, CeilingTray, WalkInCloset, WetBar, WindowBayBow</b>
Lot Size: <b>35,131</b> Acres: <b>.5-.99 Acre</b>	Exterior Amen: <b>DrivewayConcrete, FenceFullRear, PoolBelowGround, StoragShed, Sprinkler/IrrigationSys</b>
	# of Acres: <b>0.80</b>
Utilities/Environmental	
Heating: <b>ForcedAir</b>	Fuel: <b>Gas</b>
Cooling: <b>Central Electric, Fan Attic, Fans Ceiling Paddle</b>	Primary Wtr Source: <b>Municipal Water Connected</b>
Water Heater: <b>Gas</b>	Primary Sewage Disp: <b>Municipal Sewer Connected</b>
Utility Option: <b>Cable Connected, Gas Connected</b>	Green Certificate: <b>No</b>

Financial/Association Information

Possible Financing: **Conventional, InsuredConventional, SeeRemarks** Fee Paid: Fee Amnt:  
 Ownership Int: **VolFee, NoAssoc** HOA Disclsr:

Contract/Office Information

List Type: **Exclusive Right to Sell** BAC: **3.0 %** Var: **No** Insp/Warr: **Not Applicable** LD: **08/02/2019**  
 Circumstances of Sale: Disc: **Not Applicable** Disc Oth: **Seller's Disclosure Supplements** Ent D: **08/02/2019**  
 Show: **Yes** FHA Cert: **AtClosing** Poss: **Dir Solicit: No** A/C Dt: **02/02/2020**  
 LOfc: **TRBL01: Trueblood Real Estate** OP: **317-513-1395 X** OF: **Dir: 317-509-4000** XD: **02/02/2020**  
 LAgT: **15467: Kimberly S. Carpenter** Pref: **317-509-4000** Cell: **317-509-4000** Hm: **317-509-4000** TOM Dt: **08/09/2019**  
 VM: PF: **317-509-4000** Toll: **317-955-5555** Show: **317-955-5555** WD: **08/09/2019**  
 Team: Fdbk: **317-509-4000** Fdbk: **sold@kimsellsindy.com** Chg Dt: **08/09/2019**  
 Closed:

Auction Information

Auction Date: Auction Time: **00:00** Auction Type: Auction Company:

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, August 09, 2019 08:12 PM