

6254 RED ALDER Drive, Avon, IN 46123

Prop Sub/Trans: **Single Fam/Sale** Media: **39** Status: **Active**
 School Dist: **Avon Community** Area: **3204 - Hendricks - Washington** BLC#: **21658767** List/MoRnt \$: **\$425,000***
 Schools: **Avon High** DOM/CDOM: **74/74** Year Built: **1993**
 Subdivision: **TIMBER BEND** Virtual Tour: **http://www.tourfactory.com/2632514/r_MIBOR** Section/Lot: **2/33**
 Legal Desc: **TIMBER BEND SEC 2 LOT 33** Interactive VT:
 Bldr/Prjct/Cont: **No** New Const: **No** Stage: **Resale** Est. Comp. Date:



Tax ID: **321022115011000031** MultiTax ID: **No**
 Semi Tax: **\$2,043** Tax Year Due: **2017** Solid Waste: **No**
 Tax Exempt: **HomesteadTaxExemption, MortgageTaxExemption**

	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	Bed:
Upper:	2	0	4	4	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 Levels
Total:	3	1	5	13	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: **10/14/2019 : DECR : \$430,000->\$425,000**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	19x14	Upper	Carpeting	Yes	Bedroom 2nd	16x14	Upper	Carpeting	Yes
Bedroom 3rd	13x11	Upper	Carpeting	Yes	Bedroom 4th	14x13	Upper	Carpeting	Yes
Bedroom 5th	14x13	Basement	Carpeting	No	Breakfast Room	15x12	Main	Vinyl Hardwood	Yes
Dining Room	14x13	Main	Carpeting	Yes	Exercise Room	18x11	Basement	Carpeting	No
Family Room	23x15	Main	Carpeting	Yes	Kitchen	12x12	Main	Vinyl Hardwood	Yes
LaundryRm	11x07	Main	Tile-Ceramic	Yes	Office	17x11	Main	Carpeting	Yes
Recreation/Play Room	33x15	Basement	Carpeting	No					

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 add'l 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:	Property Attached YN: Detached	Condo Descrip:	Common Walls:
Lifestyle:	Exterior: Brick, Other	Arch Style:	TraditonalAmerican
Master Bedroom:	ClosetWalkin, SinksDouble, Suite, TubWhirlpool	Porch:	DeckMain, PorchScreened
Appliances:	Cook Top Gas, Dishwasher, GrbgDispsl, Microwave, O/RGas, OvenBltIn, OvenCnvctn, Refrigeratr	Areas:	Foyer Large, Laundry Room Main Level, Utility Room
Equipment:	SmokeAlarm, SumpPump, SumpPump w/Backup, WetBar, WaterSoftenerPaid	Eating Area:	BreakfastRoom
Lot Info:	Cul-De-Sac, Sidewalks, TreeMature	Kitchen Features:	Center Island, Kitchen Eat In, Pantry
Lot Size:	35,131 Acres: .5-.99 Acre # of Acres:	Interior Amen:	AtticAcces, BuiltInBookShelves, CeilingTray, WalkInCloset, WetBar, WindowBayBow
Heating:	ForcedAir	Exterior Amen:	DrivewayConcrete, FenceFullRear, PoolBelowGround, StoragShed, Sprinkler/IrrigationSys
Cooling:	Central Electric, Fan Attic, Fans Ceiling Paddle	Fuel:	Gas
Water Heater:	Gas	Primary Wtr Source:	Municipal Water Connected
Utility Option:	Cable Connected, Gas Connected	Primary Sewage Disp:	Municipal Sewer Connected

Green Certificate: **No**

Financial/Association Information

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

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:	Show Dt: 08/03/2019	Poss: AtClosing Dir Solicit: No	A/C Dt:
LOfc: TRBL01: Trueblood Real Estate	OP: 317-513-1395 X:	OF: Dir: 317-509-4000	XD:
LAgt: 15467: Kimberly 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: 10/14/2019
			Closed:

Auction Information

Auction Date:

Auction Time:

00:00

Auction Type:

Auction Company:

Requested By: Joshua Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Monday, October 14, 2019 11:35 AM