



15503 BLAIR Lane, Noblesville, IN 46060

Prop Sub/Trans: **Single Fam/Sale** Media: **48** Status: **Active** BLC#: **21687638** List/MoRnt \$: **\$250,000**
 School Dist: **Noblesville Schools** Area: **2914 - Hamilton - Noblesville** DOM/CDOM: **8/8** Year Built: **2006**
 Subdivision: **BRIGHTON KNOLL** Virtual Tour: <http://www.tourfactory.com/2690212/r> **MIBOR** Section/Lot: **1/74**
 Legal Desc: **ACREAGE .14, SECTION 17,** Interactive VT: **No** Stage: **No** Est.Comp. Date:
 Bldr/Prjct/Cont: **Davis Homes** New Const: **No**



Tax ID: **291117014074000013** MultiTax ID: **2019** Solid Waste: **No**
 Semi Tax: **\$1,330** Tax Year Due: **2019** Tax Exempt: **Homestead MortgageTax**

	Sqft	FB	HB	BD	RM	Beds:
Upper:	1,600	2	0	4	5	4
Main:	1,230	0	1	0	3	2/1
Apprx M/U Ttl:	2,830	2	1	4	8	# Rooms: 8
Basement:		0	0	0	0	Floor #: 2 Levels
Apprx M/U & Bsmnt:	2,830	2	1	4	8	Levels: 2 Levels
% Fin Bsmnt:						Unit Entry Lvl:
Source:	Assessor					

Garage: **Yes, Attached, GarageDoorOpener** Fireplace: **0**
 Garage Spaces: **2** Basement: **No**
 Foundation: **Slab** Web Link: <http://www.15503BlairLane.com/>
 Web Link2: <https://www.brightonknoll.com/home/>

Recent: **01/03/2020 : NEW**

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	17x14	Upper	Carpeting	No	Bedroom 2nd	11x11	Upper	Carpeting	No
Bedroom 3rd	11x11	Upper	Carpeting	No	Bedroom 4th	12x10	Upper	Carpeting	No
Family Room	18x16	Main	Carpeting	No	Kitchen	18x12	Main	Vinyl Hardwood	No
Living Room	19x14	Main	Vinyl Hardwood	No	Loft	18x12	Upper	Carpeting	No

Directions: From SR37 & 146th St, head E on 146th St. Turn L at Howe Rd. Turn R in to neighborhood. L on Brighton Knoll Pkwy. Take the first L onto Landsbrook Run. Turn R onto Blair Lane to home on the L.

Property Description: If you're looking for a great family home in Noblesville, look no further! This 4BR/2.5BA two-story home in Brighton Knoll features new carpet, luxury vinyl plank flooring and paint throughout the main level. Enter into a spacious living room with great natural light. Head to the back of the home for an open concept kitchen, dining room and family room that is great for entertaining. Windows and sliding glass door look out over great family backyard. Head upstairs to find a bright, open loft, full bath and 3 spacious secondary bedrooms each with their own walk-in closet. Master suite features a closet big enough for all of your clothes and a large master bath with shower stall, garden tub and double sink vanity. Come take a look today!

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information
NO SHOWINGS UNTIL OPEN HOUSE SUNDAY 1/5/20 FROM 1-3PM. Please contact co-agent, Josh Carpenter, with all questions and offers.

Condo Type:	Description
Property Attached YN: Detached	Condo Descrip:
Lifestyle:	Common Walls:
Exterior: Brick, Vinyl	Arch Style: TraditonalAmerican
Master Bedroom: ClosetWalkin, TubFull/SepShower, TubGarden	Porch: PatioOpen
Appliances: Dishwasher, GrbgDispsl, MicroHood, O/RGas	Areas: Laundry Room Upstairs
Equipment: SmokeAlarm	Eating Area: Dining/KitchenCombo
Lot Info: Curbs, Sidewalks, StreetLights, Suburban	Kitchen Features: Kitchen Eat In
Lot Size: 57X105 Acres: <.25 Acre	Interior Amen: WalkInCloset, ScreensComplete, StormsComplete, WindowsVinyl
Pet Deposit:	Exterior Amen: DrivewayConcrete, Playset, PoolCommunity
	# of Acres: 0.14
	Smoking:

Heating:	Utilities/Environmental	Green Certificate:
Cooling: ForcedAir	Fuel: Gas	No
Water Heater: Central Electric, Fans Ceiling Paddle	Primary Wtr Source: Municipal Water Connected	
Utility Option: Gas	Primary Sewage Disp: Municipal Sewer Connected	

Possible Financing:	Financial/Association Information	Mgmt Phone:	More than 1 Assoc:
Ownership Int: Conventional, InsuredConventional, FHA, VA	Fee Paid: Annually Fee Amnt: \$385	317-558-5378	No
Fee Includes: MandFee	HOA Disclsr: Covenants & Restrictions		
Mgmt Co.: EntranceCommon, InsuranceCommonArea, MaintenanceCommonArea			

List Type:	Contract/Office Information	LD:
Exclusive Right to Sell	BAC: 3.0 % Var: No Insp/Warr: General	01/03/2020
Circumstances of Sale:	Disc: Not Applicable Disc Oth: Defects/None Noted, Seller's Disclosure Supplements	Ent D: 01/03/2020
Show: Yes FHA Cert:	Pos: Negotiable Dir Solicit: No	A/C Dt: 07/03/2020
LOfc: TRBL01: Trueblood Real Estate	OP: 317-513-1395 X:	XD: 07/03/2020
LAg: 15467: Kimberly S. Carpenter	Pref: 317-509-4000	TOM Dt: 01/05/2020
VM:	PF: 317-509-4000	WD: 01/05/2020
Team:	Fdbk: 317-509-4000	Chg Dt: 01/05/2020
CoAgt: 37042 : Joshua Carpenter	Pref: 317-402-9111	Closed:

Requested By: Joshua Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, January 10, 2020 01:29 PM