



**Cross Property 360 Property View**

**13681 WENDESSA Drive, Fishers, IN 46038**

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 Prop Sub/Trans: **Single Fam/Sale** Media: **47** Status: **Active** BLC#: **21715932** List/MoRnt \$: **\$325,000**  
 School Dist: **Hamilton Southeastern** Area: **2912 - Hamilton - Fall Creek** DOM/CDOM: **3/3** Year Built: **2006**  
 Subdivision: **WESTMINSTER AT FISHERS** Virtual Tour: **[http://www.tourfactory.com/2751233/r\\_MIBOR](http://www.tourfactory.com/2751233/r_MIBOR)** Section/Lot: **/51**  
 Legal Desc: **WESTMINSTER AT FISHERS Ac** Interactive VT: **<https://my.matterport.com/show/?m=NFn33pGdAMh>**  
 Bldr/Prjct/Cont: **Lennar** New Const: **No** Stage: Est.Comp. Date:



Tax ID: **291122004051000020** MultiTax ID: Solid Waste: **Yes**  
 Semi Tax: **\$1,389** Tax Year Due: **2019** Tax Exempt: **HomesteadTaxExemption**

|                    | Soft            |
|--------------------|-----------------|
| Upper:             | <b>1,256</b>    |
| Main:              | <b>1,531</b>    |
| Apprx M/U Ttl:     | <b>2,787</b>    |
| Basement:          | <b>0</b>        |
| Apprx M/U & Bsmnt: | <b>2,787</b>    |
| % Fin Bsmnt:       |                 |
| Source:            | <b>Assessor</b> |

|          | FB       | HB       | BD       | RM        |
|----------|----------|----------|----------|-----------|
| Upper:   | <b>2</b> | <b>0</b> | <b>4</b> | <b>4</b>  |
| Main:    | <b>0</b> | <b>1</b> | <b>0</b> | <b>7</b>  |
| M/U Ttl: | <b>2</b> | <b>1</b> | <b>4</b> | <b>11</b> |
| Bsmnt:   | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b>  |
| Total:   | <b>2</b> | <b>1</b> | <b>4</b> | <b>11</b> |

Beds: **4**  
 Baths: **2/1**  
 # Rooms: **11**  
 Floor #: **2 Levels**  
 Unit Entry Lvl:

Garage: **Yes, Attached, GarageDoorOpener**  
 Garage Spaces: **2** Fireplace: **1, FamilyRoom**  
 Basement: **No**  
 Foundation: **Slab**  
 Web Link: **<https://youtu.be/zZJwDAKoQjg>**  
 Web Link2: **<http://www.westminsterhoa.com/>**

Recent: **06/04/2020 : NEW**

**Room Information**

| Room Type      | Dimensions | Level | Floors               | Window Trtmnt | Room Type   | Dimensions | Level | Floors               | Window Trtmnt |
|----------------|------------|-------|----------------------|---------------|-------------|------------|-------|----------------------|---------------|
| Master Bedroom | 19x14      | Upper | Carpeting            | No            | Bedroom 2nd | 11x11      | Upper | Carpeting            | No            |
| Bedroom 3rd    | 11x11      | Upper | Carpeting            | No            | Bedroom 4th | 13x11      | Upper | Carpeting            | No            |
| Breakfast Room | 10x10      | Main  | Tile-Ceramic         | No            | Den Library | 10x10      | Main  | EngineeredHardwoodNo |               |
| Dining Room    | 11x11      | Main  | EngineeredHardwoodNo |               | Family Room | 17x17      | Main  | EngineeredHardwoodNo |               |
| Kitchen        | 12x10      | Main  | Tile-Ceramic         | No            | LaundryRm   | 08x06      | Main  | Vinyl                | No            |
| Living Room    | 12x11      | Main  | EngineeredHardwoodNo |               |             |            |       |                      |               |

**Directions**

**North on SR 37 to 131st St. Pass schools road turns into Marilyn, go around circle to first left Traymoor to end of street. Turn left on Wendessa to house on left.**

**Property Description**

**This meticulously maintained 4BR/2.5BA home in Fishers is what you have been looking for. The home features an open floor plan with upgraded flooring, granite countertops, newer mechanicals and much more. The sellers added on a beautiful sunroom where you can relax overlooking your manicured yard. There is a main floor den in addition to the formal living room and vaulted family room so there is room for everyone. The master suite features a soaking tub, separate shower & walk-in closet. 3 additional bedrooms and hall bath complete the upstairs. Don't miss this one!**

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

**Sunroom is enclosed with Vinyl windows that stack up for fresh air**

**Description**

|                 |   |                          |   |
|-----------------|---|--------------------------|---|
| Condo Type:     | Property Attached YN: <b>Detached</b>                         | Condo Descrip:           | Common Walls:   |
| Lifestyle:      | Exterior: <b>Brick, Vinyl</b>                                 | Arch Style:              | <b>TraditonalAmerican</b>   |
| Master Bedroom: | <b>SinksDouble, Suite, TubFull/SepShower</b>                  | Porch:                   | <b>DeckMain, PorchGlassEnclosed</b>   |
| Appliances:     | <b>Dishwasher, GrbgDispsl, Microwave, O/RElec, Refrigratr</b> | Areas:                   | <b>Bath Sinks Double Main, Foyer Large, Living Room Formal, Laundry Room Main Level</b>               |
| Equipment:      | <b>NetworkReady, SmokeAlarm</b>                               | Eating Area:             | <b>BreakfastRoom, Dining/LivingRoomCombo</b>  |
| Lot Info:       | <b>Cul-De-Sac, Sidewalks, TreeMature</b>                      | Kitchen Features:        | <b>Center Island, Kitchen Some Updates, Pantry</b>  |
| Lot Size:       | <b>.17ac</b> Acres: <b>&lt;.25 Acre</b>                       | Interior Amen:           | <b>CathedralCeiling, WalkInCloset, ScreensComplete, WindowsThermal, WindowsVinyl, WoodWorkPainted</b> |
| Pet Deposit:    | Refundable:   | Exterior Amen:           | <b>DrivewayConcrete</b>   |
|                 |   | # of Acres:              | <b>0.17</b>   |
|                 |   | Smoking:                 |   |
|                 |   | Utilities/Environmental: |   |

|                 |  |                      |                                  |                              |
|-----------------|--|----------------------|----------------------------------|------------------------------|
| Heating:        | <b>ForcedAir</b>   | Fuel:                | <b>Electric</b>                  | Green Certificate: <b>No</b> |
| Cooling:        | <b>Central Electric</b>  | Primary Wtr Source:  | <b>Municipal Water Connected</b> |                              |
| Water Heater:   | <b>Electric</b>  | Primary Sewage Disp: | <b>Municipal Sewer Connected</b> |                              |
| Utility Option: | <b>Cable Available, Cable Connected, High Speed Internet Available</b> |                      |                                  |                              |

**Financial/Association Information**

|                     |  |              |                                     |                    |              |
|---------------------|--|--------------|-------------------------------------|--------------------|--------------|
| Possible Financing: | <b>Conventional, InsuredConventional, FHA, VA</b>  | Fee Paid:    | <b>Quarterly</b>                    | Fee Amnt:          | <b>\$440</b> |
| Ownership Int:      | <b>MandFee</b>   | HOA Disclsr: | <b>Covenants &amp; Restrictions</b> |                    |              |
| Fee Includes:       | <b>AssociationHomeOwners, EntranceCommon, InsuranceCommonArea, MaintenanceCommonArea, ParkPlayground</b> |              |                                     |                    |              |
| Mgmt Co.:           | <b>CASI</b>  | Mgmt Phone:  | <b>317-875-5600</b>                 | More than 1 Assoc: |              |

**Contract/Office Information**

List Type: **Exclusive Right to Sell** BAC: **3.0 %** Var: **No** Insp/Warr: **Not Applicable** LD: **06/04/2020**

