



WE SELL INDY

JOSH CARPENTER
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16825 PALMETTO Way, Noblesville, IN 46062

Prop Sub/Trans: **Single Fam/Sale**
School Dist: **Noblesville Schools**
Subdivision: **CHERRY TREE MEADOWS**
Legal Desc: **ACREAGE .28, SECTION 2, T**
Bldr/Prjct/Cont:

Media: **52**
Area: **2914 - Hamilton - Noblesville**
Virtual Tour: **<https://www.tourfactory.com/2801415>**
Interactive VT: **<https://my.matterport.com/show/?m=H8FqWNEScF9>**
New Const: **No**

Status: **Active**
BLC#: **21742870**
DOM/CDOM: **1/1**
Stage:

List/MoRnt \$: **\$270,000**
Year Built: **2004**
Section/Lot: **2/46**

Est. Comp. Date:
Date Ava:



Tax ID: **291002007013000013**
Semi Tax: **\$1,295**

MultiTax ID:
Tax Year Due: **2019**

Solid Waste: **No**
Tax Exempt: **Homestead Tax Exemption, Mortgage Tax Exemption**

	Soft
Upper:	0
Main:	2,180
Apprx M/U Ttl:	2,180
Basement:	0
Apprx M/U & Bsmnt:	2,180
% Fin Bsmnt:	
Source:	Assessor

	FB	HB	BD	RM
Upper:	0	0	0	0
Main:	2	0	3	8
M/U Ttl:	2	0	3	8
Bsmnt:	0	0	0	0
Total:	2	0	3	8

Beds: **3**
Baths: **2/0**
Rooms: **8**
Floor #: **1**
Levels: **1 Level**
Unit Entry Lvl:

Garage: **Yes, Attached, GarageDoorOpener**
Garage Spaces: **3**
Basement: **No**
Foundation: **Slab**
Web Link: **<http://www.wesellindyteam.com/>**
Web Link2: **[https://www.chicagotitleindy.com/Files/CCRs/Cherry%20Tree%20Meadows%20\(Hamilton\).pdf](https://www.chicagotitleindy.com/Files/CCRs/Cherry%20Tree%20Meadows%20(Hamilton).pdf)**

Recent: **09/29/2020 : NEW**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	18x15	Main	Carpeting	No	Bedroom 2nd	13x10	Main	Carpeting	No
Bedroom 3rd	13x11	Main	Carpeting	No	Dining Room	14x13	Main	Carpeting	No
Great Room	18x16	Main	Carpeting	No	Kitchen	21x10	Main	Laminate	No
LaundryRm	7x6	Main	Laminate	No	Office	13x11	Main	Carpeting	No

Directions

From SR37N head west on SR32/38. Left on Willow View Rd. Turn left on 171st St. Right on Maraschino Dr, right on Peach Ln, right on Palmetto Way to home on right.

Property Description

Updates abound in this 3BR / 2BA ranch with 3 car garage in Noblesville! Home has a fenced in backyard that backs up to walking trail and a line of mature trees! Enter to find a private den with frosted glass doors and a spacious dining room with tray ceiling. Kitchen features beautiful laminate floors, granite countertops, 42" cabinets and natural light filled breakfast room overlooking backyard. Great room with fireplace is awesome for entertaining. Large master suite has tub, walk in tile shower and double sinks as well as a nice WIC. Additional bedrooms also all have WIC! Character is everywhere throughout the home from the minute you walk up to the front porch and see the covered porch. New roof in 2020. Come take a look today!

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

No showings until Open House Thursday 10/1/2020 from 4-7PM due to sellers work schedule. Please direct all questions and offers to co-agent, Josh Carpenter 317-402-9111 / josh@wesellindyteam.com

Description

Condo Type: **Detached**
Property Attached YN: **Detached**
Lifestyle: **Ranch, Traditional American**
Exterior: **Brick, Vinyl**
Master Bedroom: **Closet Walkin, Sinks Double, Tub Full/Sep Shower, Tub Garden**
Appliances: **Cook Top Gas, Dishwasher, Grbg Dispsl, Microwave, Oven Cnctn**
Equipment: **Smoke Alarm, Water Softener Paid**
Lot Info: **Curbs, Sidewalks, On Trail, Tree Mature**
Lot Size: **90x135**
Pet Deposit: **Acres: .25-.49 Acre**

Heating: **Forced Air, Humidifier**
Cooling: **Central Electric, Fans Ceiling Paddle**
Water Heater: **Gas**
Utility Option: **Cable Connected, Gas Connected, High Speed Internet Available**
Fuel: **Gas**
Primary Wtr Source: **Municipal Water Connected**
Primary Sewage Disp: **Municipal Sewer Connected**

Green Certificate: **No**

Possible Financing: **Conventional, Insured Conventional, FHA, VA**
Ownership Int: **Mand Fee**
Fee Includes: **Entrance Common, Insurance Common Area, Maintenance Common Area, Park Playground, Snow Removal**
Mgmt Co.: **Ardley**
Fee Paid: **Annually**
HOA Discls: **Covenants & Restrictions**
Fee Amnt: **\$395**

Contract/Office Information

List Type: **Exclusive Right to Sell**
Circumstances of Sale: **Yes**
Show: **Yes**
LOf: **TRBL01: Trueblood Real Estate**
LAgt: **15467: Kimberly S. Carpenter**
VM: **37042: Joshua Carpenter**
Team: **37042: Joshua Carpenter**
CoAgt: **37042: Joshua Carpenter**
BAC: **3.0 %**
Disc: **Not Applicable**
Show Dt: **09/29/2020**
OP: **317-288-5148 X**
Pref: **317-509-4000**
PF: **317-509-4000**
Fdbk: **317-509-4000**
Pref: **317-402-9111**
Insp/Warr: **General**
Disc Oth: **Seller's Disclosure Supplements**
Poss: **Negotiable**
OF: **317-509-4000**
Cell: **317-509-4000**
Toll: **317-955-5555**
Fdbk: **sold@kimsellsindy.com**
LD: **09/29/2020**
Ent D: **09/29/2020**
A/C Dt: **03/29/2021**
XD: **03/29/2021**
TOM Dt: **03/29/2021**
WD: **03/29/2021**
Chg Dt: **09/29/2020**

Closed:

Requested By: Joshua Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Tuesday, September 29, 2020 04:22 PM

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