



Cross Property 360 Property View

10206 Glenn Abbey Lane, Fishers, IN 46037

**10206 Glenn Abbey Lane, Fishers, IN 46037**

Prop Sub/Trans: **Single Fam/Sale** Media: **40** Status: **Incomplete** BLC#: **21761038** List/MoRnt \$: **\$250,000**  
 School Dist: **Hamilton Southeastern** Area: **2912 - Hamilton - Fall Creek** DOM/CDOM: **/0** Year Built: **1998**  
 Subdivision: **WINDERMERE** Virtual Tour: **<http://www.tourfactory.com/2832131>** Section/Lot: **/98**  
 Legal Desc: **Glenn Abbey Village** Interactive VT: **<https://my.matterport.com/show/?m=gWZQsBzUitd>** Est.Comp. Date:  
 Bldr/Prjct/Cont: New Const: **No** Stage:

Tax ID: **291508029011000020** MultiTax ID: Solid Waste: **No**  
 Semi Tax: **\$862** Tax Year Due: **2021** Tax Exempt: **Homestead MortgageTax**



	Sqft	FB	HB	BD	RM	Beds:	3	
Upper:	0	0	0	0	0	Baths:	2/0	
Main:	1,479	2	0	3	6	# Rooms:	6	
Apprx M/U Ttl:	1,479	M/U Ttl:	2	0	3	6	Floor #:	
Basement:	0	Bsmnt:	0	0	0	0	Levels:	1 Level
Apprx M/U & Bsmnt:	1,479	Total:	2	0	3	6	Unit Entry Lvl:	
% Fin Bsmnt:								
Source:	Appraisal							

Garage: **Yes, Attached, GarageDoorOpener, KeylessEntry**  
 Garage Spaces: **2** Fireplace: **0**  
 Basement: **No**  
 Foundation: **Slab**  
 Web Link: **<https://www.kimsellsindy.com>**  
 Web Link2: **<http://windermererefishers.com/>**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	14x11	Main	Carpeting	Yes	Bedroom 2nd	12x10	Main	Carpeting	No
Bedroom 3rd	11x10	Main	Carpeting	No	Great Room	17x22	Main	Vinyl Hardwood	Yes
Kitchen	13x17	Main	Vinyl Hardwood	No	LaundryRm	06x05	Main	Vinyl Hardwood	No

Directions

96th St east to Mollenkopf Rd, go north to Windermere Blvd, turn right on Windermere, turn left at stop sign to house on left side of the street.

Property Description

Finding this updated 3BR/2BA ranch in Fishers is like finding a needle in a haystack! The open floor plan features an updated kitchen with new white cabinets, granite countertops, stainless appliances, wine/beverage cooler & a center island. The vaulted great room gives you plenty of living space and access to the patio/rear yard via the new sliding door. The master includes a large walk in closet, tile floor in the bath and tub/shower combo. Laundry is off the garage. Great location with a fenced yard and close to shopping/dining & Geist. Come and see it today, you won't be disappointed.

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

See supplements for list of updates. Wine/beverage cooler in kitchen is included, kitchen island kitchen refrigerator, water softener are included. Garage shelving, garage freezer, garage cabinet and garage refrigerator, washer & dryer are excluded from the purchase. Floating shelving in great room and second bedroom No showings until open house 1/19 from 4-7, all offers due by 5pm 2/20 and seller will respond by 9pm 2/20.

Description

Condo Type: **Detached**  
 Property Attached YN: **Detached**  
 Lifestyle: **Ranch**  
 Exterior: **Vinyl**  
 Master Bedroom: **ClosetWalkin, Suite, TubFull w/Shower, TubGarden**  
 Appliances: **Dishwasher, GrbgDispsl, MicroHood, O/RElec, Refrigatr**  
 Equipment: **CarbonMonoxideSensor, SecurityAlarmPaid, SmokeAlarm, Programmable Thermostat, WaterSoftenerPaid**  
 Lot Info: **Sidewalks, Suburban, TreeMature, TreesSmall**  
 Lot Size: **66x130** Acres: **<.25 Acre**  
 Pet Deposit: Refundable:  
 Eating Area: **Dining/KitchenCombo**  
 Kitchen Features: **Center Island, Kitchen Eat In, Kitchen Updated, Pantry**  
 Interior Amen: **AtticAcces, CeilingVaulted, WalkInCloset, WindowsVinyl, WoodWorkPainted**  
 Exterior Amen: **DrivewayConcrete, FenceFullRear, Playset**  
 # of Acres: **0.20**  
 Smoking:

Utilities/Environmental

Heating: **ForcedAir** Fuel: **Gas**  
 Cooling: **Central Electric** Primary Wtr Source: **Municipal Water Connected**  
 Water Heater: **Gas** Primary Sewage Disp: **Municipal Sewer Connected**  
 Utility Option: **Cable Available, Gas Connected, High Speed Internet Available** Green Certificate: **No**

Financial/Association Information

Possible Financing: **Conventional, InsuredConventional, FHA, VA** Fee Paid: **Annually** Fee Amnt: **\$523**  
 Ownership Int: **MandFee** HOA Disclsr: **Covenants & Restrictions**  
 Fee Includes: **AssociationHomeOwners, EntranceCommon, InsuranceCommonArea, MaintenanceCommonArea, ParkPlayground, Tennis, TrashRemoval**  
 Mgmt Co.: **Community Associates** Mgmt Phone: **317-858-5600** More than 1 Assoc:

Contract/Office Information

List Type: **Exclusive Agency** BAC: **3.0 %** Var: **No** Insp/Warr: **Not Applicable** LD: **01/19/2021**  
 Circumstances of Sale: Disc: **Seller's Disclosure Supplements** Ent D:  
 Show: **Yes** FHA Cert: **Negotiable** Dir Solicit: **No** A/C Dt:  
 LOfc: **TRBL01: Trueblood Real Estate** OP: **(317) 288-5148 X:** OF: **(317) 509-4000** Dir: **07/19/2021**  
 LAgt: **15467: Kimberly Carpenter** Pref: **317-509-4000** Cell: **(317) 509-4000** TOM Dt:  
 VM: PF: **317-955-5555** Show: **317-955-5555** WD:  
 Team: Fdbk: **317-509-4000** Fdbk: **sold@kimsellsindy.com** Chg Dt: **01/18/2021**  
 Closed:

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Monday, January 18, 2021 08:15 PM

