

6481 Rushing River Noblesville, IN 46060

Prop Sub/Trans: **Single Fam/Sale** Media: **39** Status: **Pending** BLC#: **21831150** List/MoRnt \$: **\$235,000**
 School Dist: **Noblesville Schools** Area: **2914 - Hamilton - Noblesville Noblesville West Middle** DOM/CDOM: **4/4** Year Built: **1999**
 Schools: **Hinkle Creek Elementary, Noblesville High, Noblesville West Middle**
 Subdivision: **MORSE POINTE** Virtual Tour: **http://www.tourfactory.com/2944910/r_MIBOR** Section/Lot: **2/68**
 Legal Desc: **ACREAGE .34, SECTION 27,** Interactive VT:
 Bldr/Prjct/Cont: **No** New Const: **No** Stage: Est.Comp. Date:
 Date Ava:



Tax ID: **29062720603000013** MultiTax ID: Solid Waste: **No**
 Semi Tax: **\$1,210** Tax Year Due: **2021** Tax Exempt: **Homestead MortgageTax**

	Sqft
Upper:	432
Main:	1,372
Apprx M/U Ttl:	1,804
Basement:	0
Apprx M/U & Bsmt:	1,804
% Fin Bsmt:	
Source:	Builder

	FB	HB	BD	RM	Beds:	3
Upper:	1	0	2	2	Baths:	2/1
Main:	1	1	1	4	# Rooms:	6
M/U Ttl:	2	1	3	6	Floor #:	
Bsmt:	0	0	0	0	Levels:	2 Levels
Total:	2	1	3	6	Unit Entry Lvl:	

Garage: **Yes, Attached, GarageDoorOpener** Fireplace: **1, GreatRoom, WoodBurning**
 Garage Spaces: **2** Basement: **No**
 Foundation: **Slab** Web Link: **<http://www.wesellindyteam.com/>**
 Web Link2: **[https://www.chicagotitleindy.com/CTRSIndianapolisMetro/media/CCRs/M-1/Morse-Pointe-\(Hamilton\).pdf](https://www.chicagotitleindy.com/CTRSIndianapolisMetro/media/CCRs/M-1/Morse-Pointe-(Hamilton).pdf)**

Recent: **01/09/2022 : PEND : Active->Pend**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	23x12	Main	Carpeting	Yes	Bedroom 2nd	12x11	Upper	Carpeting	Yes
Bedroom 3rd	12x10	Upper	Carpeting	Yes	Dining Room	16x10	Main	Carpeting	Yes
Great Room	16x12	Main	Carpeting	Yes	Kitchen	18x11	Main	Vinyl	Yes

Directions

From downtown Noblesville, head west on SR38. Turn right onto Crossbridge Drive into Morse Pointe. Turn left on Pathway Point. Left on Rushing River to first home on left.

Property Description

3BR/2.5BA in conveniently located Morse Pointe. Enter the home to find kitchen with attached breakfast room overlooking dining room and spacious living room with wood burning fireplace and vaulted ceiling. Just steps outside of the living room is a main floor master suite. Larger master bath has garden tub and separate shower. WIC offers plenty of storage. Head upstairs to find two additional bedrooms. Home is located on a corner lot with screened in porch overlooking the nicely sized yard. Come take a look today!

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

Please direct all questions and offers to Josh Carpenter (317-402-9111 / josh@wesellindyteam.com). Preliminary title work ordered at Enterprise Title. Showings to end at 1PM on 1/9. Seller will review all offers on Sunday 1/9 at 7PM. Please write offers with a response time of 1/10 at 10AM. Seller WILL NOT review offers prior to that deadline. Home being sold as-is. Please submit As-Is Addendum with all offers. Home must close 2/16/21 or before. Cosmetic updates needed.

Description

Condo Type:	Property Attached YN: Detached	Condo Descrip:	Common Walls:
Lifestyle:	Exterior: Brick, Vinyl	Arch Style:	TraditionalAmerican
Master Bedroom:	ClosetWalkin, SinksDouble, TubFull/SepShower, TubGarden	Porch:	PatioCovered, PorchScreened
Appliances:	Dishwasher, Garbage Disposal, Microwave, Oven/Range-Electric	Areas:	Foyer Large, Laundry Room Main Level
Equipment:	SmokeAlarm, WaterSoftenerPaid	Eating Area:	DiningRoomFormal
Lot Info:	Corner, Curbs, Sidewalks, TreesSmall	Kitchen Features:	Kitchen Eat In, Pantry
Lot Size:	100x150 Acres: .25-.49 Acre	Interior Amen:	CeilingVaulted, WalkInCloset, ScreensComplete, WindowBayBow
Pet Deposit:	Refundable:	Exterior Amen:	BarnMini, DrivewayConcrete, Playset
		# of Acres:	0.34
		Smoking:	

Utilities/Environmental

Heating:	ForcedAir	Fuel:	Electric	Green Certificate:	No
Cooling:	Central Electric	Primary Wtr Source:	Municipal Water Connected		
Water Heater:	Electric	Primary Sewage Disp:	Municipal Sewer Connected		
Utility Option:	Cable Connected				

Financial/Association Information

Possible Financing:	Conventional, InsuredConventional	Fee Paid:	Annually	Fee Amnt:	\$240
Ownership Int:	MandFee	HOA Disclsr:	Covenants & Restrictions		
Fee Includes:	AssociationHomeOwners, ParkPlayground, ProfessionalMgmt				
Mgmt Co.:	Trent Management	Mgmt Phone:	317-292-8582	More than 1 Assoc:	

Contract/Office Information

List Type: Exclusive Right to Sell	BAC: 3.0 % Var: No	Insp/Warr: General	Listed: 01/06/2022
Circumstances of Sale: None	Disc: Not Applicable	Disc Oth: As-Is, Cosmetics Needed, Seller's Disclosure Supplements	Entered: 01/07/2022
Show: Yes FHA Cert:	Show Dt: 01/06/2022	Poss: Negotiable	TOM Dt:
LOfc: TRBL01: Trueblood Real Estate	OP: (317) 288-5148 X:	OF: Dir Solicit: No	WD:
LAGt: 37042: Joshua Carpenter	Pref: 317-402-9111	Cell: Show: 317-955-5555	XD: 07/06/2022
Team:	Fdbk: josh@wesellindyteam.com	Est Cls: 02/07/2022	Change: 01/09/2022
CoAgt: 37042 : Joshua Carpenter	OP: (317) 373-3434	Seller Pd CC:	PD: 01/09/2022
SOfc: COPS01: Compass Indiana, LLC	Pref: (317) 373-3434	Seller Pd Pts:	Closed:
SAgt: 28522: Andy Sheets	Pref: (317) 373-3434	Terms:	
CoSell: :			

Requested By: **Joshua Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Monday, January 10, 2022 12:19 PM**

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