



11899 Crossbill Court, Noblesville, IN 46060

Prop Sub/Trans: **Single Fam/Sale**
 School Dist: **Hamilton Southeastern**
 Subdivision: **SUMMERLAND PARK**
 Legal Desc: **Summerland Park Sec 1 Lot**
 Bldr/Prjct/Cont:

Media: **57**
 Area: **2915 - Hamilton - Wayne**
 Virtual Tour: **<http://www.tourfactory.com/2959754>**
 Interactive VT: **<https://my.matterport.com/show/?m=nkxxdC9NUBA>**
 New Const: **No**

Status: **Active**
 BLC#: **21840734**
 DOM/CDOM: **1/1**
 List/MoRnt \$: **\$525,000**
 Year Built: **2019**
 Section/Lot: **/12**
 Est.Comp. Date:
 Date Ava:



Tax ID: **29111001301200022**
 Semi Tax: **\$2,125**
 MultiTax ID:
 Tax Year Due: **2020**
 Solid Waste: **No**
 Tax Exempt: **Homestead**

	Sqft
Upper:	1,760
Main:	2,014
Apprx M/U Ttl:	3,774
Basement:	0
Apprx M/U & Bsmnt:	3,774
% Fin Bsmnt:	
Garage:	967
Source:	Assessor

	FB	HB	BD	RM	Beds:
Upper:	2	0	4	5	4
Main:	0	1	0	5	2/1
M/U Ttl:	2	1	4	10	# Rooms: 10
Bsmnt:	0	0	0	0	Floor #: 2 Levels
Total:	2	1	4	10	Unit Entry Lvl:

Garage: **Yes, Attached, GarageDoorOpener**
 Garage Spaces: **4+**
 Basement: **No**
 Foundation: **Slab**
 Web Link: **<http://www.wesellindyteam.com>**
 Fireplace: **1, GasLog, GreatRoom**

Recent: **03/04/2022 : NEW**

Room Information									
Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	17x16	Upper	Carpeting	No	Bedroom 2nd	12x11	Upper	Carpeting	No
Bedroom 3rd	12x11	Upper	Carpeting	No	Bedroom 4th	13x11	Upper	Carpeting	No
Breakfast Room	14x12	Main	Vinyl Hardwood	No	Dining Room	15x11	Main	Vinyl Hardwood	No
Great Room	18x17	Main	Vinyl Hardwood	No	Kitchen	15x10	Main	Vinyl Hardwood	No
LaundryRm	9x8	Upper	Vinyl	No	Loft	17x11	Upper	Carpeting	No
Office	14x11	Main	Vinyl Hardwood	No	Sun Room	17x14	Main	Vinyl Hardwood	No

166th to Summer Road then South to Entrance of Summerland Park, at the Y go to the left of Crossbill Ct.

This better than new 4BR/2.5BA home is waiting for you! No detail has been missed, the list of upgrades goes on & on (see supplements). Located on a quiet pond, at the end of a CDS, you have the space you crave on this .39 acre lot! As you enter, you can see just how open the floor plan is with a private office right off the entry, a gourmet kit with gas cooktop, double ovens & lrg island, for DR, lrg brkfst area, GR w/ a cozy frplc, morning rm & a chef's dream walk-in pantry. The owner's ste features a spa like shower w/dbl heads, spac WIC & dbl vanity. There are 3 add'l BR's & a spac loft to complete the upper lvl. The garage is a hobbyist's dream w/4 bays, the possibilities are endless. Don't wait, you will want to call it home!

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

Seller would prefer to retain possession for 60 days after closing. See supplements for upgrades to the home

Description	
Condo Type:	Condo Descrip:
Property Attached YN: Detached	Common Walls:
Lifestyle:	Arch Style: TraditonalAmerican
Exterior: CompositionSidingCement, Stone	Porch: PatioOpen, PorchCovered
Master Bedroom: ClosetWalkin	Areas: Laundry Room Upstairs
Appliances: Cook Top Gas, Dryer, Garbage Disposal, Refrigerator, Washer, Oven Double, Oven Built In, MicroHood	Eating Area: BreakfastRoom, DiningRoomFormal
Equipment: WaterPurificationSystem, WaterSoftenerPaid	Kitchen Features: Breakfast Bar, Center Island, Pantry WalkIn
Lot Info: Cul-De-Sac, Sidewalks, StreetLights	Interior Amen: CeilingTray, WalkInCloset, WindowsThermal, WindowsVinyl, WoodWorkPainted
Lot Size: 16,988	Exterior Amen: DrivewayConcrete
Pet Deposit:	# of Acres: 0.39
	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: Gas Connected, High Speed Internet Available	Green Certificate: No

Financial/Association Information			
Possible Financing: Conventional, InsuredConventional	Fee Paid: Annually	Fee Amnt: \$539	
Ownership Int: PUD	HOA Disclsr: Covenants & Restrictions		
Fee Includes: AssociationHomeOwners, InsuranceCommonArea, MaintenanceCommonArea, ParkPlayground			
Mgmt Co.: CASI	Mgmt Phone: 317-875-5600	More than 1 Assoc: No	

Showing Service: **BrokerBay**
 Showings Phone: **317-218-0600**

Contract/Office Information			
List Type: Exclusive Right to Sell	BAC: 3.0 %	Var: No	Insp/Warr: WarrantyBuilders
Circumstances of Sale:	Disc: Not Applicable		Disc Oth: Seller's Disclosure Supplements
Show: No	Show Dt: 03/05/2022		Poss: Negotiable
LOfc: TRBL01: Trueblood Real Estate	OP: (317) 288-5148 X:		Dir Solicit: No
LAGt: 15467: Kimberly Carpenter	Pref:		Dir: (317) 509-4000
Team:	Fdbk: 317-509-4000		Show: 317-218-0600
CoAgt:	Pref:		Fdbk: sold@kimsellsindy.com
SAGt: :	Pref:		Est Cls:
			Change: 03/04/2022
			PD:

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, March 04, 2022 09:05 PM

