



Cross Property 360 Property View

16402 Province Court, Fishers, IN 46040

16402 Province Court, Fishers, IN 46040				Status:	Active	List/MoRnt \$:	\$625,000
Prop Sub/Trans:	Single Fam/Sale	Media:	58	BLC#:	21860101	Year Built:	2019
School Dist:	Hamilton Southeastern	Area:	2912 - Hamilton - Fall Creek	DOM/CDOM:	4/4	Section/Lot:	/322
Schools:	Hamilton Southeastern High, Hamilton Southeastern Int/Jr, Harrison Parkway Elementary	Virtual Tour:	http://www.tourfactory.com/2991607/r_MIBOR			Est.Comp. Date:	01/20
Subdivision:	VERMILLION	Interactive VT:	https://my.matterport.com/show/?m=xxBnnxD8knD&brand=0	Stage:	Completed	Date Ava:	
Legal Desc:	Vermillion	New Const:	No				
Bldr/Prjct/Cont:	Lennar						

Tax ID:	291608020011000007	MultiTax ID:		Solid Waste:	No
Semi Tax:	\$2,309	Tax Year Due:	2021	Tax Exempt:	Homestead Tax Exemption, Mortgage Tax Exemption



Upper:	1,548	FB	3	HB	0	BD	4	RM	5	Beds:	4
Main:	1,611		0		1		0		7	Baths:	4/1
Apprx M/U Ttl:	3,159	M/U Ttl:	3		1		4		12	# Rooms:	13
Basement:	1,570	Bsmt:	1		0		0		1	Floor #:	
Apprx M/U & Bsmt:	4,729	Total:	4		1		4		13	Levels:	2 Levels
% Fin Bsmnt:	50-75%									Unit Entry Lvl:	
Source:	Builder										

Garage: **Yes, Attached, GarageDoorOpener, KeylessEntry, LoadSide**
 Garage Spaces: **3** Fireplace: **1, GasLog, GreatRoom**
 Basement: **Yes, 9 ft+Ceiling, Full**
 Foundation: **PouredConcrete**
 Web Link: <http://www.wesellindyteam.com>

Recent: **06/02/2022 : NEW**
 Next OH: **Public: Sun Jun 5, 1:00PM-3:00PM**

Room Information					Room Information				
Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	17x15	Upper	Carpeting	No	Bedroom 2nd	12x10	Upper	Carpeting	No
Bedroom 3rd	12x11	Upper	Carpeting	No	Bedroom 4th	14x12	Upper	Carpeting	No
Breakfast Room	12x10	Main	Vinyl Hardwood	No	Dining Room	13x13	Main	Vinyl Hardwood	No
Great Room	20x17	Main	Vinyl Hardwood	No	Kitchen	17x12	Main	Vinyl Hardwood	No
LaundryRm	6x7	Main	Tile-Ceramic	No	Loft	16x12	Upper	Carpeting	No
Office	12x10	Main	Carpeting	No	Sitting Room	13x10	Main	Vinyl Hardwood	No

Directions
 From 104th & Olio Roads, go East on 104th St about 2.5 miles. The Woods at Vermillion will be on the right. Turn right on Vermillion Dr, follow to Edgerton Lane. Turn left on Edgerton Lane & Left on Province Ct

Property Description
 Welcome to this beautiful 4BR/4.5BA home where no detail has been missed. The open flr plan lends itself to entertaining or everyday living. The gorgeous gourmet kitchen has ample storage & a huge island for gathering & cooking. The kit opens to the morning room & GR. The main lvl also features a priv office, for DR, laundry, family foyer & planning center. The upper lvl includes a owner's ste w/WIC & huge walkin shower, a teen/guest ste w/priv bth, 2 addtl BR's that share a jack & jill bth plus loft. The fnshd bsmt offers addtl living space, a full bth & lots of storage. All of this on a professionally landscaped cul-de-sac lot in Vermillion in the highly rated & sought after HSE school district. Don't delay!

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information
 Showings begin Friday 6/3 at 1pm and end Sunday 6/5 at 4pm, all offers due by 6pm Sunday 6/5 with seller's response no later than Noon on Monday 6/6 Please exclude the washer and dryer, extra refrigerator, free standing freezer, murphy bed in basement

Description		Description	
Condo Type:	Detached	Condo Descrip:	
Property Attached YN:		Common Walls:	
Lifestyle:		Arch Style:	TraditonalAmerican
Exterior:	Brick, CompositionSidingCement	Porch:	DeckMain, PorchCovered
Master Bedroom:	ClosetWalkin, ShowerStallFull, Suite	Areas:	Bath Jack & Jill, Foyer - 2 Story, Laundry Room Main Level
Appliances:	Cook Top Gas, Dishwasher, Garbage Disposal, Microwave, Refrigerator, Oven Built In, Kitchen Exhaust	Eating Area:	BreakfastRoom, DiningRoomFormal
Equipment:	SmokeAlarm, SumpPump w/Backup, WaterSoftenerPaid	Kitchen Features:	Center Island, Pantry
Lot Info:	Cul-De-Sac, Curbs, Sidewalks	Interior Amen:	CeilingTray, WalkInCloset
Lot Size:	16988	Exterior Amen:	DrivewayConcrete, PoolCommunity
Pet Deposit:		# of Acres:	0.39
		Smoking:	

Utilities/Environmental		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		

Financial/Association Information				Green Certificate:	No
Possible Financing:	Conventional, InsuredConventional, VA	Fee Paid:	Annually	Fee Amnt:	\$550
Ownership Int:	MandFee	HOA Disclsr:	Covenants & Restrictions		
Fee Includes:	AssociationHomeOwners, InsuranceCommonArea, MaintenanceCommonArea, Pool, SnowRemoval				
Mgmt Co.:	AAM, Inc - Bethany Prickett	Mgmt Phone:	317-429-0436	More than 1 Assoc:	

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

Contract/Office Information				Contract/Office Information	
List Type:	Exclusive Right to Sell	BAC:	3.0 %	Var:	No
Circumstances of Sale:		Disc:	Not Applicable	Insp/Warr:	WarrantyBuilders
Show:	Yes	Show Dt:	06/02/2022	Disc Oth:	Seller's Disclosure Supplements
LOfc:	TRBL01: Trueblood Real Estate	OP:	317-288-5148 X:	Poss:	Negotiable
LAg:	15467: Kimberly Carpenter	Pref:		OF:	Dir Solicit: No
Team:		Fdbk:	sold@kimsellsindy.com	Cell:	317-509-4000
CoAgt:		Pref:			
SAg:		Pref:		Est Cls:	

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Sunday, June 05, 2022 02:11 PM

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