



**10087 Beryl Drive, Noblesville, IN 46060**

Prop Sub/Trans: **Single Fam/Sale**  
 School Dist: **Noblesville Schools**  
 Subdivision: **STONY RIDGE**  
 Legal Desc: **ACREAGE .24, SECTION 8, T**  
 Bldr/Prjct/Cont:

Media: **53**  
 Area: **2914 - Hamilton - Noblesville**  
 Virtual Tour: **<http://www.tourfactory.com/3016320>**  
 Interactive VT: **<https://my.matterport.com/show/?m=EUAHx5ioVCZ&brand=0>**  
 New Const: **No**

Status: **Active**  
 BLC#: **21876362**  
 DOM/CDOM: **1/1**  
 List/MoRnt \$: **\$415,000**  
 Year Built: **2003**  
 Section/Lot: **2/96**  
 Est.Comp. Date:  
 Date Ava:



Tax ID: **291108010027000013**  
 Semi Tax: **\$1,844**  
 Tax Exempt: **Homestead Tax Exemption**

MultiTax ID: **2021**  
 Tax Year Due: **2021**  
 Solid Waste: **No**

|                    | Sqft            |
|--------------------|-----------------|
| Upper:             |                 |
| Main:              | <b>2,041</b>    |
| Apprx M/U Ttl:     | <b>2,041</b>    |
| Basement:          |                 |
| Apprx M/U & Bsmnt: | <b>2,041</b>    |
| % Fin Bsmnt:       |                 |
| Garage:            | <b>572</b>      |
| Source:            | <b>Assessor</b> |

|          | FB       | HB       | BD       | RM        |                         |
|----------|----------|----------|----------|-----------|-------------------------|
| Upper:   | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b>  | Beds: <b>3</b>          |
| Main:    | <b>2</b> | <b>1</b> | <b>3</b> | <b>11</b> | Baths: <b>2/1</b>       |
| M/U Ttl: | <b>2</b> | <b>1</b> | <b>3</b> | <b>11</b> | # Rooms: <b>11</b>      |
| Bsmnt:   | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b>  | Floor #: <b>1 Level</b> |
| Total:   | <b>2</b> | <b>1</b> | <b>3</b> | <b>11</b> | Unit Entry Lvl:         |

Garage: **Yes, Attached, GarageDoorOpener, FinishedGarage, KeylessEntry**  
 Garage Spaces: **2**  
 Basement: **No**  
 Foundation: **Crawl**  
 Web Link: **<http://www.wesellindyteam.com>**  
 Web Link2: **[stonyrigenoblesville.wordpress.com](http://stonyrigenoblesville.wordpress.com)**

Recent: **08/11/2022 : NEW**

| Room Information |            |       |              |               |                |            |       |              |               |
|------------------|------------|-------|--------------|---------------|----------------|------------|-------|--------------|---------------|
| Room Type        | Dimensions | Level | Floors       | Window Trtmnt | Room Type      | Dimensions | Level | Floors       | Window Trtmnt |
| Master Bedroom   | 17x14      | Main  | Carpeting    | Yes           | Bedroom 2nd    | 13x12      | Main  | Carpeting    | Yes           |
| Bedroom 3rd      | 12x11      | Main  | Carpeting    | Yes           | Breakfast Room | 15x10      | Main  | Hardwood     | Yes           |
| Dining Room      | 14x11      | Main  | Carpeting    | Yes           | Great Room     | 19x16      | Main  | Carpeting    | Yes           |
| Kitchen          | 13x12      | Main  | Hardwood     | Yes           | LaundryRm      | 07x06      | Main  | Tile-Ceramic | Yes           |
| Sun Room         | 13x12      | Main  | Tile-Ceramic | Yes           |                |            |       |              |               |

Directions

**1/4 mile east of SR37 on SR238 to Cumberland Rd. Turn north on Cumberland to 166th. Right on 166th, right into Stony Ridge. Take Stony Ridge Dr to Beryl. 3rd house on right.**

Property Description

**This beautiful all brick ranch, 3BR/2.5BA ranch home is located in sought after Stony Ridge Villas in Noblesville, where your lawn, fertilization, edging, weed treatment, aerating and snow removal are taken care of for you in the low quarterly fee. This home is light and airy and features a spacious great room, for DR, kit w/stainless appliances, breakfast room & a cozy sunroom. The master suite has a view of your rear yard, shower, separate tub & WIC. 2 additional BR's, one which could be used as a den/office, share the hall bath. Fenced rear yard has nice shade from the mature trees and allows you to enjoy your nice stamped concrete patio. Active community with nature area and is close to shopping.**

| Condo Type:           |   | Description       |   |
|-----------------------|---|-------------------|---|
| Property Attached YN: | <b>Detached</b>   | Condo Descrip:    |   |
| Lifestyle:            |   | Common Walls:     |   |
| Exterior:             | <b>Brick</b>  | Arch Style:       | <b>Ranch, TraditonalAmerican</b>  |
| Master Bedroom:       | <b>ClosetWalkin</b>   | Porch:            | <b>PatioOpen</b>  |
| Appliances:           | <b>Dishwasher, Dryer, Garbage Disposal, Microwave, Oven/Range-Electric, Refrigerator, Washer</b>  | Areas:            | <b>Bed Other Main, Foyer Large, Living Room Formal, Laundry Room Main Level</b> |
| Equipment:            | <b>SecurityAlarmMonitored, SecurityAlarmPaid, SmokeAlarm, SumpPump, Programmable Thermostat, WaterPurificationSystem, WaterSoftenerPaid</b> | Eating Area:      | <b>BreakfastRoom, Dining/FamRoomCombo</b>                                       |
| Lot Info:             | <b>Sidewalks, StormSewer, TreeMature, TreesSmall</b>  | Kitchen Features: | <b>Center Island, Kitchen Eat In, Kitchen Some Updates, Pantry WalkIn</b>       |
| Lot Size:             | <b>10,454</b> Acres: <b>&lt;.25 Acre</b>  | Interior Amen:    | <b>AtticAcces, CeilingRaised, WalkInCloset, HardwoodFloors, ScreensComplete</b> |
| Pet Deposit:          | Refundable:   | Exterior Amen:    | <b>DrivewayConcrete, FenceFullRear, Sprinkler/IrrigationSys</b>                 |
|                       |   | # of Acres:       | <b>0.24</b>   |
|                       |   | Smoking:          |   |

| Utilities/Environmental |  | Green Certificate:   |                                  |
|-------------------------|--|----------------------|----------------------------------|
| Heating:                | <b>ForcedAir</b>   | Fuel:                | <b>Gas</b>                       |
| Cooling:                | <b>Central Electric, Fans Ceiling Paddle</b>                         | Primary Wtr Source:  | <b>Municipal Water Connected</b> |
| Water Heater:           | <b>Gas</b>   | Primary Sewage Disp: | <b>Municipal Sewer Connected</b> |
| Utility Option:         | <b>Cable Available, Gas Connected, High Speed Internet Available</b> |                      | <b>No</b>                        |

| Financial/Association Information |  |                    |                                     |
|-----------------------------------|--|--------------------|-------------------------------------|
| Possible Financing:               | <b>Conventional, InsuredConventional, FHA, VA</b>  | Fee Paid:          | <b>Quarterly</b>                    |
| Ownership Int:                    | <b>MandFee, PUD</b>  | HOA Disclsr:       | <b>Covenants &amp; Restrictions</b> |
| Fee Includes:                     | <b>AssociationHomeOwners, Clubhouse, InsuranceCommonArea, Lawncare, MaintenanceCommonArea, NatureArea, ProfessionalMgmt, SnowRemoval</b> |                    |                                     |
| Mgmt Co.:                         | <b>STONY RIDGE HOA/CASI</b>  | Mgmt Phone:        | <b>317-875-5600</b>                 |
|                                   |  | More than 1 Assoc: | <b>No</b>                           |

| Showing Information |                     |
|---------------------|---------------------|
| Showing Service:    | <b>BrokerBay</b>    |
| Showing Phone:      | <b>317-218-0600</b> |

| Contract/Office Information |                                      |              |   |
|-----------------------------|--------------------------------------|--------------|---|
| List Type:                  | <b>Exclusive Right to Sell</b>       | BAC:         | <b>3.0 %</b>  |
| Circumstances of Sale:      |                                      | Var:         | <b>No</b>   |
| Show:                       | <b>Yes</b>                           | Insp/Warr:   | <b>Not Applicable</b>   |
| LOfc:                       | <b>TRBL01: Trueblood Real Estate</b> | Disc Oth:    | <b>Seller's Disclosure Supplements</b>                                  |
| LAg:                        | <b>15467: Kimberly Carpenter</b>     | Poss:        | <b>Negotiable</b>   |
| Team:                       |                                      | Dir Solicit: | <b>No</b>   |
| CoAgt:                      |                                      | Dir:         |   |
|                             |                                      | Cell:        | <b>317-509-4000</b>   |
|                             |                                      | Fdbk:        | <b><a href="http://sold@kimsellsindy.com">sold@kimsellsindy.com</a></b> |
|                             |                                      | Est Cls:     |   |
|                             |                                      | Listed:      | <b>08/11/2022</b>   |
|                             |                                      | Entered:     | <b>08/11/2022</b>   |
|                             |                                      | TOM Dt:      |   |
|                             |                                      | WD:          |   |
|                             |                                      | XD:          | <b>02/11/2023</b>   |
|                             |                                      | Change:      | <b>08/11/2022</b>   |
|                             |                                      | PD:          |   |

SAgt: :

Pref:

Seller Pd Pts:

**Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, August 11, 2022 07:55 PM**

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