



Residential/Condo

Media: 11

BLC#: 2947954 **RES** **Status:** Active **Area:** 2914 **LP:** \$329,900 *
#5681 Noble Crossing Pkwy **Lt:** 40.0115 **Ln:** -86.0727 **Map:** N-146 E-2
Town: #NOBLESVILLE **Twp:** #Noblesville **Zip:** #46062 **School:** Noblesville
Legal: WEST HAVEN AT NOBLE **Section:** **Lot:** 13 **County:** #HAMILTON
Tax ID: HAM1110160004013000 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** #3,063
Subdiv: WEST HAVEN AT NOBLE **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** #2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** #2006 **Est.Comp.Date:**

Loc:

Rooms: 12 **Bd:** 4

Approx. Room Sizes/Descriptions

| | L | F | W | | L | F | W | | |
|-------------------|-------|---|---|----------------|--------------------|-------|---|---|---|
| Living: | | | | Master: | 15x13 | M | C | N | |
| Family Rm: | 12x13 | M | C | N | 2nd: | 12x14 | U | C | N |
| Great Rm: | 21x18 | M | C | N | 3rd: | 12x12 | U | C | N |
| Dining: | 13x15 | M | C | N | 4th: | 12x14 | U | C | N |
| Kitchen: | 12x16 | M | L | N | BonusRoom: | 32x30 | B | C | N |
| Brkfst Rm: | 12x14 | M | L | N | Loft: | 14x16 | U | C | N |
| BonusRoom: | 10x12 | B | L | N | HomeTheatr: | 32x13 | M | O | N |

Floor#:

Unit Entry Level:

Levels: 2 Levels

Baths: 4

Parking:

Bas: Y

Foundation: BsmtPrCnc

| | SqFt | FB | HB |
|--------------------------------|--------|-------------------|-----|
| Upper: | 1,308 | Upper Bth: | 2 0 |
| Main: | #2,652 | Main Bth: | 1 1 |
| Approx M/U Total: | 3,960 | Bsmt Bth: | 0 0 |
| Basement: | #2,652 | Total: | 3 1 |
| Approx M/U & BSMNT: | 6,612 | | |
| % Finished Basement: | 25-50% | | |
| Source: Assessor | | | |

Frpcl: 1

Gar: Y/3CATC

Directions

From I-69 head north on IN-37. Turn left on E. 146th St., then right on Hazel Dell Rd. Turn left on Noble Crossing Pkwy E and follow to home.

Property Description

Large 4BR and 3.5 bath multi-level home in Noblesville! Right across from a school. Deck! Laminate hardwoods! Huge windows on the back of the house let in a lot of natural light! Cherry kitchen cabinets! Butlers pantry in kitchen! All appliances stay! Huge great room with a high ceiling and fireplace! Main floor master bedroom! Ceramic tile in the master bath! Basement will be finished with full price offer.

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

Information in the attached selling agent media supersedes any information provided in the MLS. Cooperating Broker may choose to be paid up to 4% based on the net proceeds or the minimum amount listing the BAC, whichever is greater.

Description

Life Style: Detached **Arch Style:** TwoStory **Exterior:** Brick
Master BR: **Areas:**
Appl: MicroHood **Porch:** DeckUp
Equip: SmokeAlarm **Eating Area:** FormalDR, BrkfstRoom
Interior Amen: ScrnsSome, WalkInClos

Lot Info: **Exterior Amen:**

Lot Size: 90x138 **Acres:** 1/4-1/2 Acre # of Acr: #0.32 **Condo Description:**

Utilities

Heating: ForcedAir **Fuel:** Gas **Primary Water Src:** MunWtrConn
Cooling: CentrElec **Water Htr:** Electric **Primary Sewage Disp:** MunSwrConn
Utility Option:

Financial/Association Information

Poss Fincg: Conventnl, FHA **Ownshp Int:** MandFee **Fee Pd:** Quarterly **Fee Amt:** \$150
Fee Includes: AssocHmOwn

Office Information

WYNK01: Wynkoop Brokerage Firm, LLC **OP:** 317-472-4570 **OF:** 317-472-4577 **Fdbk Email:** swynkoop@indianareo.com
LAgt: 9748 : Scott Wynkoop **Pref:** 317-472-4570 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-472-4570
Team Name: **Hm:** **Ofc Ext:** 0 **Cell:** **VM:** 317-590-5032
CoAgt/Asst: 17412 Pamela Brown **Pref:** 317-472-4570 **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** AtClosing **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 09/20/2009 **BAC:** 2000+
Disc: BankOwned **Disc Other:** ASIS,NDCOS,SPECA **XD:** 12/20/2009 **Entry Date:** 09/23/2009
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 10/28/2009