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 NOBLI **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** ¤2009

Builder/Project/Contractor: **Const.Stage:** **Yr Built:** ¤2006 **Est.Comp.Date:**

Loc:

Rooms: 12 **Bd:** 4

Floor#:

Unit Entry Level:

Levels: 2 Levels

Baths: 4

Parking:

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				

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

Bas: Y

Frplc: 1

Foundation: BsmtPrCnc

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

Eating Area: FormalDR, BrkfstRoom

Equip: SmokeAlarm **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: CentrlElec **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

Information Deemed Reliable But Not Guaranteed. (c) MIBOR 2003-2009