Residential/Condo **Media:** 24 www.tourfactory.com/977430

BLC#: 21223178 **RES** **Status:** Active **Area:** 2912 **LP: $350,000**

11698 STICKNEY CT **Lt:** 39.9644 **Ln:** -85.9569 **Map:** North 120 East 118

Town: ¤Fishers **Twp:** ¤Fall Creek **Zip:** ¤46037 **County:** ¤Hamilton

Legal: ESTATES OF MEADOWBROOK **Sec:** 3 **Lot:** 39 **School:** Hamilton Southeastern

Tax ID: ¤291133021004000020 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** $1,818

Subdiv: ESTATES OF MEADOWE **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** ¤2012

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

Loc:

Rooms: 13 **Bd:** 4

Floor#:

Unit Entry Level:

Levels: 2 Levels

Baths: 4

Parking:

SqFt			FB	HB
Upper:	1,310	**Upper Bth:**	2	0
Main:	1,509	**Main Bth:**	1	0
Approx M/U Total:	2,819	**Bsmt Bth:**	1	0
Basement:	1,402	**Total:**	4	0
Approx M/U & DAYLT:	4,221			
% Finished Basement:	75+%			
Source: Assessor				

DOM: 3
CDOM: 3

Approx. Room Sizes/Descriptions

		L	F	W			L	F	W
Living:					**Master:**	18x16	U	C	N
Family Rm:	22x16	B	C	N	**2nd:**	12x11	U	C	N
Great Rm:	22x16	M	C	N	**3rd:**	12x11	U	C	N
Dining:	13x11	M	C	N	**4th:**	11x14	U	C	N
Kitchen:	16x9	M	H	N	**Office:**	13x10	M	C	N
Brkfst Rm:	18x9	M	H	N	**Rec/PlayRm:**	21x13	B	C	N
SunRoom:	13x13	M	C	N	**ExerciseRm:**	12x10	B	C	N

Bas: Y/9ft+Ceil, DayliteWin, Finished

Foundation: BsmtPrCnc

Frplc: 1 / GasLog, GreatRoom

Gar: Y / 3CATC / FINGR, GROPN

Directions

116th East of I-69 to Estates of Meadowbrook, North on Kittery, Right at "Y" to Stickney turn Right to end of Cul-de-Sac

Property Description

Better than new one owner home in the Fishers neighborhood of Estates at Meadowbrook, this home shows like a model. Located on one of the best treelined lots around. When this Windsor II home was built, no detail was overlooked from the full bth on main, hardwd floors, solid surface counter tops, full bth in bsmt & even more upgrades since, custom closets, custom paint & more. What more could you ask for in a 4BR/4 Full bth home w/3 car garage. Great schools, great social neighborhood!

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

Description

Life Style: Detached **Arch Style:** TradAmer

Master BR: DblSinks, FTubSepShr, GardenTub, WalkinClos

Appl: Dishwasher, GrbgDispsl, MicroHood, O/RElec

Equip: SmokeAlarm, SmpPmp w/Bac, SmpPmpDual, WtrSftnPd

Lot Info: Cul-De-Sac, Sidewalks, TreesSmall

Lot Size: .44 **Acres:** 1/4-1/2 Acre **# of Acr:** ¤0.44

Exterior: Brick, CompSidCmt

Areas: BonusRoom, GreatRoom, LndryRmMn, Office, Rec/PlayRm

Porch: PatioOpen, PorchCovrd

Eating Area: BrkfstRoom, CntrIsland, FormalDR

Interior Amen: CeilRaised, HrdwdFloor, ScrnsCompt, WalkInClos, WdWkPaintd, WinTherml

Exterior Amen: DrvConcret

Condo Description:

Utilities

Heating: ForcedAir **Fuel:** Gas **Primary Water Src:** MunWtrConn

Cooling: CeilPadFan, CentrlElec **Water Htr:** Gas **Primary Sewage Disp:** MunSwrConn

Utility Option: GasConn

Financial/Association Information

Poss Fincg: Conventnl **Ownshp Int:** PUD **Fee Pd:** Annually **Fee Amt:** $100

Fee Includes: EntryComm, InsCommon, MaintCommon, Pool, PrkPlygrnd, RemvlSnow, Tennis

Office Information

CESC04 : CENTURY 21 Scheetz **OP:** 317-705-2500 **OF:** 317-573-5182 **Fdbk Email:** sold@kimsellsindy.com

LAgt: 15467 : Kimberly Carpenter **Pref:** 317-509-4000 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-509-4000

Team Name: **Hm:** 317-509-4000 **Ofc Ext:** 2638 **Cell:** 317-509-4000 **VM:**

CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**

Con1: **Poss:** Negotiable **Var:** N **Pager:**

Con2: **Auction Lic#:** **LD:** 03/26/2013 **BAC:** %3

Disc: **Disc Other:** MEDIA **XD:** 09/26/2013 **Entry Date:** 03/29/2013

Insp/Warr: Warranty Homebuyers **Direct Soliciting:** N **WD:** **Chg Date:** 03/29/2013

Information Deemed Reliable But Not Guaranteed. (c) MIBOR 2003-2013