Residential/Condo **Media:** 24 http://www.tourfactory.com/1349041

BLC#: 21354313 **RES** **Status:** Active **Area:** 2914-Hamilton - Noblesville **LP: $210,000**

¤16094 Tenor Way **Lt:** 40.0228 **Ln:** -85.9847 **Map:** North 160 East

Town: ¤Noblesville **Twp:** ¤Noblesville **Zip:** ¤46060 **County:** ¤Hamilton

Legal: Arbor Grove **Sec:** 3 **Lot:** 76 **School:** Noblesville Schools

Tax ID: ¤291108008034000013 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** $1,071

Subdiv: ¤Arbor Grove **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2015

Builder/Project/Contractor: **Const.Stage:** **Yr Built:** ¤2003 **Est.Comp.Date:**

Loc:

Rooms: 10 **Bd:** 3

Floor#:

Unit Entry Level:

Levels: 2 Levels

Baths: 3

Parking:

Bas: N

Foundation: Slab

SqFt			FB	HB
Upper:	817	**Upper Bth:**	1	0
Main:	¤1,292	**Main Bth:**	1	1
Approx M/U Total:	2,109	**Bsmt Bth:**	0	0
Basement:	0	**Total:**	2	1
Approx M/U & NOBSM:	2,109			
% Finished Basement:		**DOM:**	1	
Source: Assessor		**CDOM:**	1	

Frplc: 1 / GasLog, GreatRoom

Gar: Y / 2CATC / GROPN

Approx. Room Sizes/Descriptions

		L	F	W			L	F	W
Living:					**Master:**	15x12	M	C	N
Family Rm:					**2nd:**	14x12	U	C	N
Great Rm:	17x16	M	C	N	**3rd:**	12x11	U	C	N
Dining:					**4th:**				
Kitchen:	15x14	M	H	N	**Loft:**	17x13	U	C	N
Brkfst Rm:	14x10	M	H	N	**Office:**	12x10	M	H	N
LaundryRm:	8x6	M	H	N	**BonusRoom:**	14x10	U	L	N

Directions

St. Rd 238 (Greenfield Ave) East of SR37 to 1st Entrance of Arbor Grove on the North side of the Road. Enter on Arbor Grove Drive and follow to last street Tenor Way, Turn right to home on the left.

Property Description

Beautifully updtd 3BR/2.5BA hm in Arbor Grove. Bring your pickiest buyers, they will want to call it home. From gleaming dark hrdwds to updtd baths, this home is ready for you! Main lvl features a mstr ste w/updtd bth, grdn tub/shwr combo, updtd vanities, htd flrs, & cust WIC, great office/DR,GR w/cozy gas frplc, kit w/brkfst area & island open to GR. 2 addt'l BR's, spac loft, full bth & bon rm / play rm on upper lvl. Enjoy relaxing days on your lndscpd patio ovrlkng the priv, manicured lot!

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

Exclude: water fountains in landscaping, landscape lighting, TV mount in GR, moveable flower pots, garage shelving, tree in pot. Bonus room is not included in Square footage

Description

Life Style: Detached **Arch Style:** TwoStory

Master BR: DblSinks, FTub w/Shr, GardenTub, WalkinClos

Appl: Dishwasher, Dryer, GrbgDispsl, O/RElec, Refrigratr, Washer

Equip: SmokeAlarm

Lot Info: TreeMature, TreesSmall

Lot Size: .22 **Acres:** <1/4 Acre **# of Acr:** ¤0.22

Exterior: Brick, Vinyl

Areas: BonusRoom, GreatRoom, LndryRmMn, LoftArea, Office

Porch: PatioOpen

Eating Area: BrkfstRoom, KtSomeUpdt, Pantry

Interior Amen: WdWkPaintd, WinTherml

Exterior Amen: DrvConcret, FencePartl

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, FHA, VA **Ownshp Int:** PUD **Fee Pd:** Annually **Fee Amt:** $350

Fee Includes: AssocHmOwn, InsCommon, MaintCommon, Pool

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:** 05/18/2015 **BAC:** %3.5

Disc: **Disc Other:** COVEN,ONFIL **XD:** 11/18/2015 **Entry Date:** 05/19/2015

Insp/Warr: Not Applicable **Dir Solicit:** N **Show:** Y 05/19/15 **WD:** **Chg Date:** 05/19/2015

Information Deemed Reliable But Not Guaranteed. (c) MIBOR 2003-2015