



Residential/Condo Media: 23 <http://www.tourfactory.com/950281>

BLC#: 21213600 **RES** **Status:** Active **Area:** 2912 **LP:** \$240,000
12938 RATLIFF RUN **Lt:** 39.9774 **Ln:** -85.9157 **Map:** North 127 East 0
Town: Fishers **Twp:** Fall Creek **Zip:** 46037 **County:** Hamilton
Legal: AVALON OF FISHERS **Sec:** 1C **Lot:** 124 **School:** Hamilton Southeastern
Tax ID: 291125003049000020 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$1,042
Subdiv: AVALON OF FISHERS **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2012
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 2004 **Est.Comp.Date:**

Loc:
Rooms: 9 **Bd:** 3
Floor#:
Unit Entry Level:
Levels: 1 Level
Baths: 2
Parking:
Bas: N
Foundation: Slab

SqFt	FB	HB
Upper: 0	Upper Bth: 0	0
Main: 2,388	Main Bth: 2	0
Approx M/U Total: 2,388	Bsmt Bth: 0	0
Basement: 0	Total: 2	0
Approx M/U & NOBSM: 2,388		
% Finished Basement:	DOM: 1	
Source: Assessor	CDOM: 1	

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W	
Living:				Master:	18x13	M	C	N
Family Rm:				2nd:	14x12	M	C	N
Great Rm: 21x20	M	C	N	3rd:	12x11	M	C	N
Dining: 15x10	M	C	N	4th:				
Kitchen: 12x11	M	T	N	LaundryRm: 10x8	M	T	N	
Brkfst Rm: 11x8	M	T	N					
SunRoom: 23x8	M	T	N					

Directions

From 126th St & Olio Rd go North to Avalon of Fishers entrance follow around roundabout to Oakridge, turn Right to Ratliff on Left.

Property Description

Built with pride by this owner, not a detail was missed in this ranch hm -- 42" cabinets, a pond lot, gas range & dryer, irrigation system, surr sound wiring, expanded patio, concrete landscape edging, 6ft depth ext to garage & more, see attached list. Open ranch feat:3BR/2BA, for DR, fully equipped kit w/all applcs staying & an inviting sunrm ovrlkng the pond. Low maintenance community w/mowing, fert & snow removal in monthly fee. Neighborhd pool, tennis ct & 6 miles of walking trails.

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

6' extension to garage & also extension to usual patio. \$99/mo fee on top of \$560/yr which covers mowing, fertilizing treatments, snow removal of driveways & sidewalks.

Description

Life Style: Detached **Arch Style:** Ranch **Exterior:** Brick, Vinyl
Master BR: DbISinks, FullShrStl, MainLevel, WalkinClos **Areas:** GreatRoom, LndryRmMn, SunRoom
Appl: Dishwasher, Dryer, GrbgDispsl, MicroHood, O/RGas, Refrigratr, Washer **Porch:** PatioCovrd, PorchCovrd
Equip: SecAlrmPd, SmokeAlarm, SurrndSnd, WtrPurfSys, WtrSftnPd **Eating Area:** BrkfstBar, BrkfstRoom, CntrIsland, FormalDR
Interior Amen: CeilCath, WdWkPaintd, WinVinyl
Lot Info: Lakefront, Sidewalks, TreesSmall **Exterior Amen:** DrvConcret
Lot Size: .23 **Acres:** <1/4 Acre **# of Acr:** 0.23 **Condo Description:**

Utilities

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

Financial/Association Information

Poss Fincg: Conventnl, FHA, VA **Ownshp Int:** PUD **Fee Pd:** Annually **Fee Amt:** \$560
Fee Includes: EntryComm, InsCommon, Pool, Tennis

Office Information

CESC04: CENTURY 21 Scheetz **OP:** 317-705-2500 **OF:** 317-573-5182 **Fdbk Email:** sold@kimsellsindy.com
LAgnt: 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:** 01/29/2013 **BAC:** %3.5
Disc: **Disc Other:** MEDIA **XD:** 07/29/2013 **Entry Date:** 01/30/2013
Insp/Warr: Warranty Homebuyers **Direct Soliciting:** N **WD:** **Chg Date:** 01/30/2013