



Residential/Condo Media: 24 <http://www.tourfactory.com/1008243>
BLC#: 21295119 **CND** **Status:** Active **Area:** 3204-Hendricks - Washington **LP: \$120,000**
1859 SILVERBERRY DR **Lt:** 39.7913 **Ln:** -86.3402 **Map:**
Town: Indianapolis **Twp:** Washington **Zip:** 46123 **County:** Hendricks
Legal: UNIT 10 B PERSIMMON GROVE **Sec:** **Lot:** 0 **School:** Avon Community
Tax ID: 320832501005000031 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$546
Subdiv: UNIT 10 B PERSIMMON **Tax Exempt:** HmTxEx **Tax Yr Due:** 2013
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 2008 **Est.Comp.Date:**

Loc: BldgPrivateEntry

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W
Living:				Master:	16x12	M	C N
Family Rm:				2nd:	14x11	M	C N
Great Rm:	18x17		M C N	3rd:			
Dining:				4th:			
Kitchen:	11x10		M T N				
Brkfst Rm:	11x10		M T N				
LaundryRm:	8x6		M V N				

Rooms: 6 **Bd:** 2
Floor#: 1
Unit Entry Level: 1
Levels: 1 Level
Baths: 2
Parking:
Bas: N
Foundation: Slab

SqFt	FB	HB
Upper:	0	0
Main:	1,340	2
Approx M/U Total:	1,340	0
Basement:	0	0
Approx M/U & NOBSM:	1,340	2
% Finished Basement:		
Source: Assessor	DOM: 0	CDOM: 0

Frplc: 1 / GasLog, GreatRoom

Gar: Y / 2CATC / FINGER, GROPN,LDCRT

Directions

200 N West of Raceway or East of Ronald Reagan Pkwy to Persimmon Grove.

Property Description

If you are looking for a low maintenance home that shows like a model, look no further than this 2BR/2BA home with an open, flowing floor plan. As you enter, the pride of ownership shines thru. Spacious GR w/gas frplc that is open to the upgraded kitchen w/stainless appliances, upgraded cabinets, brkfst bar and large breakfast area. Master ste features garden tub, sep shwr, dbl sinks & WIC. 2nd BR separate from master. 2-car att garage. Come take a look, you will want to stay!

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

Description

Life Style: Attached **Arch Style:** TradAmer **Exterior:** Brick, Vinyl
Master BR: DblSinks, FTubSepShr, WalkInClos **Areas:** DblSinksMn, FoyerSmall, GreatRoom, LndryRmMn, OthrBdMain
Appl: MicroHood, GrbgDispsl, Dishwasher, O/RElec, Refrigeratr
Porch: PatioOpen, PorchCovrd
Equip: SmokeAlarm **Eating Area:** BrkfstBar, BrkfstRoom
Interior Amen: CeilVaultd, WalkInClos, WdWkPaintd, WinThermI

Lot Info: TreesSmall **Exterior Amen:** DrvConcret
Lot Size: 0 **Acres:** <1/4 Acre **# of Acr:** 0.04 **Condo Description:** BldgPrivateEntry

Utilities

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

Financial/Association Information

Poss Fincg: Conventnl **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$133
Fee Includes: InsCommon, MaintCommon

Office Information

CEC04: 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:** 06/02/2014 **BAC:** %3.5
Disc: **Disc Other:** ONFIL **XD:** 12/02/2014 **Entry Date:** 06/02/2014
Insp/Warr: Not Applicable **Dir Solicit:** N **Show:** Y 06/02/14 **WD:** **Chg Date:** 06/02/2014