



Kimberly Carpenter

Broker - CENTURY 21 Scheetz
Creating friendships, one home at a time



Office: 317-705-2500
Cell: 317-509-4000
Fax: 317-573-5182

sold@kimsellsindy.com

14254 Brooks Edge Ln, Fishers, IN 46040
Prop Sub/Trans: Single Family/Sale
School Dist: Hamilton Southeastern Area: 2912 - Hamilton - Fall Creek
Subdivision: Timberstone County: Hamilton
Legal Desc: Timberstone Location:
BlDr/Prjct/Cont: New Const: No

Status: **Active**
BLC#: **21367843**
DOM/CDOM: /1
Twp: Fall Creek
Lat/Long: 39.9353/-85.9092
Stage:

Sold/Lsed\$:
List/MoRnt \$: \$714,900
Year Built: 2006
Section/Lot: 2/42
Map: N-103 E-142
Est.Comp. Date:



Tax ID: [291512011003000020](#)
Semi Tax: \$3,371

MultiTax ID:
Tax Year Due: 2015 3371

Solid Waste: No
Tax Exempt: HmTxEx,MortTaxE:

	Sqft
Upper:	1,810
Main:	1,950
Apprx M/U Ttl:	3,760
Basement:	1,780
Apprx M/U & Bsmnt:	5,540
% Fin Bsmnt:	75+%
Source:	Floorplan

	FB	HB
Upper:	4	0
Main:	0	1
Bsmnt:	1	0
Total:	5	1

Beds: 5
Baths: 5/1
Rooms: 13
Floor #:
Levels: 2 Levels
Unit Entry Lvl:

Garage: Yes, 3CarAttach, GarDrOpenr,FinGarage,LoadCrtyd
Parking: Fireplace: 2, GasLog,GreatRoom,Hearth Room
Basement: Yes, 9ft+Ceil,Finished,DayliteWin,EgressWin
Foundation: BsmntPrCnc



Recent: 07/29/2015 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	22x16	Upper	Carpeting	No	2ndBedroom	15x15	Upper	Carpeting	No
3rdBedroom	14x13	Upper	Carpeting	No	4thBedroom	13x12	Upper	Carpeting	No
5thBedroom	15x13	Basement	Carpeting	No	BreakfastRoom	18x15	Main	Hardwood	No
DenLibrary	13x12	Main	Hardwood	No	DiningRoom	15x12	Main	Hardwood	No
FamilyRoom	41x16	Basement	Carpeting	No	GreatRoom	25x16	Main	Hardwood	No
HomeTheatr	20x14	Basement	Carpeting	No	Kitchen	18x15	Main	Hardwood	No

Directions

104th Street East of Olivo to Timberstone entrance on the right. Follow Timberstone Drive to "T" right on Hearthwood, then left on Forest Meadow and left on Brooks Edge Lane to home on the left.

Property Description

Custom 5BR/5.5BA hm in sought after Timberstone. Exquisite finishes, hardwoods, trim pkg & ceilings. Dramatic 2-story GR w/blt-ins, gas frplc & full wall of windows that is open to the gour kit/brkfst rm/hearth rm w/high end applcs, walk-in pantry & plng cntr. Stately den/lib, for DR, & L/U complete the main lvl. Gorgeous mstr ste w/sitting area, dual custom shwr, his/hers vanities & closets. 3 addt'l BR's w/their own bths. Fnshtd bsmnt w/FR w/frplc, wet bar, 5th BR/full bth & hm theater.

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

Exclude: bar refrigerator, theater equipment housed in the closet, garage freezer, washer & dryer, guitar hooks in girls bedroom. Included: Home theater projector/screen/speakers, bar microwave, bar dishwasher, invisible pet fence, homeowner has the matching chandelier for DR, they replaced and used the room as a piano room. HVAC serviced by Dial One maintenance plan

Description

Lifestyle:	Detached	Arch Style:	TradAmer
Exterior:	Brick,Stone	Porch:	DeckMain
Master Bedroom:	DbISinks,FTubSepShr,Suite,WalkinClos,WhirlpAreas:	GrtRm2Story,LndryRmMn	
Appliances:	CookTopGas, Dishwasher, GrbgDispsl, KitExhaust, Microwave, OvenBltn, OvenCnvctn, Refrigratr	Eating Area:	BrkfstRoom,CntrlIsland,FormalDR,PntryWkIn
Equipment:	NetworkRdy,MultPhnLin,SecAlrmPd,SmokeAlaInterior Amen:	AtticAcces,B/I nBkShlv,CeilRaised,CeilVaultd,HrdrdFloor,Scr	
Lot Info:	w/Bac,TheaterEq,WetBar,WtrSftnPd	DrvConcret,OutFpl/Pit,Sprkr/IrrSys	
Lot Size:	.36 acres Acres: 1/4-1/2 Acre# of Acres:	0.36 Condo Descrip:	

Utilities/Environmental

Heating:	DualSystem,ForcedAir	Fuel:	Gas	Green Certificate:
Cooling:	CeillPadFan,CentrIElec	Primary Wtr Source:	MunWtrConn	
Water Heater:	Gas	Primary Sewage Disp:	MunSwrConn	
Utility Option:	CableConn,GasConn,HighSpdAvl			

Financial/Association Information

Possible Financing:	Conventnl,I CON	Fee Paid:	Annually	Fee Amnt:	\$930
Ownership Int:	PUD				
Fee Includes:	InsCommon,MainCommon,PrkPlygrnd,Pool,ProfMgmt,RemvlSnow				

Contract/Office Information

Possession:	Negotiable	FHA Certified:	BAC:	3.0 %	List Date:	07/28/15
Disclosures:	Not Applicable		Variable Rate Comm:	No	Entry Date:	07/29/15
Disclosures Other:	Covnts&Restrct,SellerDiscOF		Direct Soliciting:	No	Expiration Date:	01/28/16
Listing Type:	Exclusive Right to Sell		Avail for Showing:	Yes	Withdrawn Date:	
Circumstances of Sale:			Avail for Showing Dt:	07/28/15	Change Date:	07/29/15
Inspect & Warranties:	Not Applicable		Office Phone:	317-705-2500	Office Fax:	317-573-5182
Listing Firm:	CESCO4: CENTURY 21 Scheetz		Feedback Email:	sold@kimsellsindy.com		
List Agent:	15467: Kimberly Carpenter		Feedback Phone:	317-509-4000	Showing:	317-955-5555
Direct Work Phone:			Home Off Phone:	317-509-4000	Voice Mail:	
Preferred Phone:	317-509-4000		Preferred Fax:		Cell Phone:	317-509-4000
Team Name:						

Requested By: Kimberly S Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Wednesday, July 29, 2015 02:51 PM