



**Kimberly Carpenter**  
 Broker - Keller Williams Indy Metro NE  
*Creating friendships, one home at a time*



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749 Helm Dr, Avon, IN 46123  
 Prop Sub/Trans: Single Fam/Sale  
 School Dist: Avon Community  
 Subdivision: AVON TRAILS  
 Legal Desc: Avon Trails  
 Bldr/Prjct/Cont:

Media: **1**  
 Area: 3204 - Hendricks - Washington  
 County: Hendricks  
 New Const: No  
 Status: **Active**  
 BLC#: **21404007**  
 DOM/CDOM: 1/1  
 Twp: Washington  
 Stage:

List/MoRnt \$: \$127,500  
 Year Built: 2001  
 Section/Lot: 4A/113  
 Map: N-100 E-950  
 Est.Comp. Date:

Tax ID: **32090623202000022** MultiTax ID:  
 Semi Tax: \$467 Tax Year Due: 2014  
 Solid Waste: No  
 Tax Exempt: HmTxEx, MortTxEx



	Soft
Upper:	0
Main:	1,243
Apprx M/U Ttl:	1,243
Basement:	0
Apprx M/U & Bsmnt:	1,243
% Fin Bsmnt:	
Source:	Floorpla

	FB	HB	BD
Upper:	0	0	0
Main:	2	0	3
Bsmnt:	0	0	0
Total:	2	0	3

Beds: 3  
 Baths: 2/0  
 # Rooms: 6  
 Floor #:   
 Levels: 1 Level  
 Unit Entry Lvl:

Garage: Yes, 2CarAttach, FinGarage  
 Parking: Fireplace: 0  
 Basement: No  
 Foundation: Slab  
 Virtual Tour: <http://www.tourfactory.com/1522464>

Recent: 03/17/2016 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	15x12	Main	Carpeting	Yes	2ndBedroom	13x10	Main	Carpeting	Yes
3rdBedroom	10x10	Main	Carpeting	Yes	GreatRoom	19x15	Main	Laminated	Yes
Kitchen	14x12	Main	Laminated	Yes	LaundryRm	9x6	Main	Other	No

Directions

W. 10TH STREET (WEST OF RACEWAY) TO AVON TRAILS. SOUTH ON COMB RUN TO 1ST LEFT. LEFT TO HELM DRIVE ON RIGHT. RIGHT TO HOME.

Property Description

Why rent when you can own this updated, 3BR/2BA ranch home in Avon. Located in Avon Trails off 10th St, interstate, restaurants & shopping are at your fingertips The home features an open floor plan with spacious GR w/ vaulted ceiling & gleaming laminate floors, opening to Eat-In Kitchen. Updates include new windows, & freshly painted walls/ceilings throughout Master suite with nice bath including. shower, & WIC, a large backyard w/ privacy fence & 2 additional BR's & bath complete the home

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

Refrigerator and Washer/Dryer are not included - but negotiable with strong offer. For all questions, offers etc , please contact co-agent, Tim Houterloot, thouterloot@kw.com or 317-997-0165

Description

Lifestyle: Detached Arch Style: Ranch  
 Exterior: Brick, Vinyl Porch: PatioOpen, PorchCovrd  
 Master Bedroom: FTubSepShr, WalkinClos Areas: FoyerSmall  
 Appliances: Dishwasher, GrbgDispsl, MicroHood, O/RELEc Eating Area: CntrlIsland, KitUpdated  
 Equipment: SmokeAlarm, WtrSftnPd Interior Amen: CeilVlt, WinTherm, WinVinyl, WdWkPaintd  
 Lot Info: Sidewalks, TreesSmall Exterior Amen: DrvConcret, FenceFullR, FencePrvcy  
 Lot Size: 64x120 Acres: <1/4 Acre # of Acres: 0.17 Condo Descrip:

Utilities/Environmental

Heating: ForcedAir, HeatPump Fuel: Electric  
 Cooling: CentrElec Primary Wtr Source: MunWtrConn  
 Water Heater: Electric Primary Sewage Disp: MunSwrConn  
 Utility Option: CableConn

Green CertificateNo

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA Fee Paid: Annually Fee Amt: \$265  
 Ownership Int: MandFee  
 Fee Includes: AssocHmOwn, InsCommon, MainCommon, NatureArea, PrkPlygrnd, Pool

Contract/Office Information

List Type: Exclusive Right to Sell BAC: 3 % Var: Yes Insp/Warr: General LD: 03/16/2016  
 Circumstances of Sale: Disc: Not Applicable Disc Oth: Defects/NN, SalesDiscOF Ent D: 03/17/2016  
 Show: Yes FHA Cert: Show Dt: 03/17/2016 Poss: Negotiable Dir Solicit: No A/C Dt:  
 LOfc: [KW/N05: Keller Williams Indy Metro NE](http://www.kw.com) OP: 317-564-7100 X: OF: 317-564-7111 Dir: XD: 09/30/2016  
 LAgt: [15467: Kimberly S Carpenter](mailto:15467@kimsellsindy.com) Pref: 317-509-4000 Cell: 317-509-4000 Hm: 317-509-4000 TOM Dt:  
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 CoAgt: [34719: Tim Houterloot](mailto:34719@kimsellsindy.com) Pref: 317-997-0165 Ph: Chg Dt: 03/17/2016  
 Con1: Type:  
 Con2: Type:

Requested By: Kimberly S Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, March 17, 2016 10:39 AM