



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



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1405 Northern Valley Trl, Avon, IN 46123-8839      Status: **Active**  
 Prop Sub/Trans: Single Fam/Sale      Media: **24**      BLC#: **21410042**      List/MoRnt \$: \$255,000  
 School Dist: Avon Community      Area: 3204 - Hendricks - Washington      DOM/CDOM: 0/0      Year Built: 1999  
 Subdivision: OAKS      County: Hendricks      Twp: Washington      Section/Lot: 2/111  
 Legal Desc: OAKS OF AVON SEC 2 L 111      New Const: No      Stage:      Map: - -  
 Bldr/Prjct/Cont:      Tax ID: **320736455009000022**      MultiTax ID:      Solid Waste: Yes  
 Semi Tax: \$1,030      Tax Year Due: 2016      Tax Exempt: HmTxEx, MortTxEx



	Sqft
Upper:	1,304
Main:	1,056
Apprx M/U Ttl:	2,360
Basement:	1,056
Apprx M/U & Bsmnt:	3,416
% Fin Bsmnt:	75+%
Source:	Assesso

	FB	HB	BD
Upper:	2	0	4
Main:	0	1	0
Bsmnt:	0	0	0
Total:	2	1	4

Beds: 4  
 Baths: 2/1  
 # Rooms: 12  
 Floor #:      Levels: 2 Levels  
 Unit Entry Lvl:

Garage: Yes, 2CarAttach, GarDrOpenr, FinGarage, ServiceDoor, StorageArea, Workshop  
 Parking:      Fireplace: 1, GasLog, GreatRoom  
 Basement: Yes, Finished, DayliteWin  
 Foundation: BsmntPrCnc  
 Virtual Tour: <http://www.tourfactory.com/1536470>  
 Web Link: <http://www.1405NorthernValleyTrail.com/>  
 Web Link2: <http://www.WeSellIndyTeam.com/>

Recent: 04/11/2016 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	17x14	Upper	Carpeting	Yes	2ndBedroom	21x18	Upper	Carpeting	Yes
3rdBedroom	12x12	Upper	Carpeting	Yes	4thBedroom	12x11	Upper	Carpeting	Yes
BreakfastRoom	10x10	Main	Laminated	Yes	DiningRoom	12x10	Main	Carpeting	Yes
FamilyRoom	14x12	Basement	Other	Yes	GreatRoom	17x15	Main	Carpeting	Yes
Kitchen	13x12	Main	Laminated	Yes	LaundryRm	8x8	Main	Laminated	Yes
Office	12x10	Main	Carpeting	Yes	Rec/PlayRm	30x20	Basement	Other	Yes

Directions

East on CR 100 N from Dan Jones Road. North on Spanish Lake Drive. Continue on Chestnut River Crossing and then onto Northern Valley Trail. Home is located on the right.

Property Description

What an opportunity to own a 4BR/2BA home in Oaks of Avon!! Nice open floor plan with updated kitchen, dining rm, office & cozy family rm. Spacious master suite with bath featuring garden tub/separate shower & WIC, 3 add'l BR's & bath complete the upper lvl. Recently finished basement with family rm, rec area & bar area. Refreshing screened porch overlooking the private rear yard with mature trees, firepit and koi pond. Quiet cul-de-sac location. Don't wait, you will want to call it home!

Description

Lifestyle: Detached      Arch Style: TradAmer, Two Story  
 Exterior: Brick, Vinyl      Porch: PatioScrnd, PorchCovrd  
 Master Bedroom: FullShrStl, GardenTub, Suite, WalkinClos, WhirlpTub      Areas: FoyerSmall, LndryRmMn, UtilityRm  
 Appliances: Dishwasher, GrbgDispsl, MicroHood, O/RELEC      Eating Area: BrkfstRoom, FormalDR, KitUpdated, Pantry  
 Equipment: NetworkRdy, RadonSystem, SatDishPd, SmokeAlarm, SumpPump, SmpPmp w/Bac, WtrSftnPd      Interior Amen: AtticStrwy, B/IbkShlv, CeilVlt, ScrnsComp, WinWood, WdWkStaind  
 Lot Info: Sidewalks, Suburban, TreeMature, Wooded      Exterior Amen: DrvConcret, OutBld/UtI  
 Lot Size: .32 Acres      Acres: 1/4-1/2      Acres:      Condo Descrip: 0.32

Utilities/Environmental

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

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA      Fee Paid: Annually      Fee Amnt: \$400  
 Ownership Int: MandFee  
 Fee Includes: AssocHmOwn, MainCommon, PrkPLYgrnd, Pool, ProfMgmt, RemvlTrash  
 Mgmt Co.: No      Mgmt Phone:      More than 1 Assoc:

Contract/Office Information

List Type: Exclusive Right to Sell      BAC: 3.0% %      Var: No      Insp/Warr: General, WarrHmBuyr      LD: 04/11/2016  
 Circumstances of Sale: None      Disc: Not Applicable      Disc Oth: SalesDiscOF      Ent D: 04/11/2016  
 Show: Yes      FHA Cert: Yes      Show Dt: 04/11/2016      Poss: Negotiable      Dir Solicit: No      A/C Dt:  
 LOfc: [KWI N05: Keller Williams Indy Metro NE](http://www.kw.com)      OP: 317-564-7100 X:      OF: 317-564-7111 Dir:      XD: 10/11/2016  
 LAg: [15467: Kimberly S Carpenter](mailto:15467@kimsellsindy.com)      Pref: 317-509-4000      Cell: 317-509-4000 Hm: 317-509-4000      TOM Dt:  
 VM:      PF:      Toll:      Show: 317-955-5555      WD:  
 Team:      Fdbk: 317-509-4000      Fdbk: [sold@kimsellsindy.com](mailto:sold@kimsellsindy.com)  
 CoAg:      Pref:      Ph:      Chg Dt: 04/11/2016  
 Con1:      Type:      Ph:  
 Con2:      Type: