



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



Office: 317-564-7100
 Cell: 317-509-4000
 Fax: 317-564-7111

sold@kimsellsindy.com

1405 Northern Valley Trl, Avon, IN 46123-8839 Status: **Active**
 Prop Sub/Trans: Single Fam/Sale Media: [24](#) BLC#: [21410042](#) List/MoRnt \$: \$245,000 *
 School Dist: Avon Community Area: 3204 - Hendricks - WashingtDOM/CDOM: 28/28 Year Built: 1999
 Subdivision: OAKS Virtual Tour: http://www.tourfactory.com/1536470/r_MIBOR Section/Lot: 2/111
 Legal Desc: OAKS OF AVON SEC 2 L 111 New Const: No Stage: Map: - -
 Bldr/Prjct/Cont: Est.Comp. Date:



Tax ID: [320736455009000022](#) MultiTax ID: Solid Waste: Yes
 Semi Tax: \$1,030 Tax Year Due: 2016 Tax Exempt: HmTxEx, MortTaxEx

	Soft
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
 Web Link: <http://www.1405NorthernValleyTrail.com/>
 Web Link2: <http://www.WeSellIndyTeam.com/>

Recent: 05/09/2016 : DECR : \$250,000->\$245,000

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/2.5BA 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 addtl 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 & 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, WhirlpITub 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/Util
 Lot Size: .32 Acres Acres: 1/4-1/2 Acre # of Acres: 0.32 Condo Descrip:

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: [KW1N05: Keller Williams Indy Metro NE](#) OP: 317-564-7100 X: OF: 317-564-7111 Dir: XD: 10/11/2016
 LAgt: [15467: Kimberly S Carpenter](#) 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
 CoAgt: Pref: Ph: Chg Dt: 05/09/2016
 Con1: Type: Ph:
 Con2: Type: