



15126 Roedean Drive, Noblesville, IN 46060  
 Prop Sub/Trans: Single Fam/Sale Media: [27](#) Status: **Active** BLC#: **21506119** List/MoRnt \$: \$265,000\*  
 School Dist: Noblesville Schools Area: 2914 - Hamilton - Noblesville DOM/CDOM: 25/25 Year Built: 2014  
 Subdivision: BRIGHTON KNOLL Virtual Tour: [http://www.tourfactory.com/1820585/r\\_MIBOR](http://www.tourfactory.com/1820585/r_MIBOR) Section/Lot: /223  
 Legal Desc: Brighton Knoll Virtual Tour 2: Map: - -  
 Bldr/Prjct/Cont: CalAtlantic Homes New Const: Yes Stage: Completed Est.Comp. Date:



Tax ID: [29-11-17-024-021-000-000](#) MultiTax ID: Solid Waste: No  
 Semi Tax: \$1,314 Tax Year Due: 2016 Tax Exempt: HmTxEx, MortTxEx

	Sqft	FB	HB	BD	RM	Beds:	
Upper:	1,300	2	0	4	5	4	
Main:	1,144	0	1	0	5	Baths: 2/1	
Apprx M/U Ttl:	2,444	2	1	4	10	# Rooms: 10	
Basement:	1,144	Bsmt:	0	0	0	Floor #:	
Apprx M/U & Bsmnt:	3,588	Total:	2	1	4	10	Levels: 2 Levels
% Fin Bsmnt:	0-25%					Unit Entry Lvl:	
Source:	Assesso						

Garage: Yes, 2CarAttach, GarDrOpenr, StorageArea  
 Parking: Fireplace: 1, GasLog, GreatRoom  
 Basement: Yes, Full, Unfinished  
 Foundation: BsmtPrCnc  
 Web Link: <http://www.15126RoedeanDrive.com/>  
 Web Link2: <http://www.WeSellIndyTeam.com/>

Recent: 09/11/2017 : DECR : \$270,000->\$265,000

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	14x16	Upper	Carpeting	No	Bedroom2nd	12x10	Upper	Carpeting	No
Bedroom 3rd	11x12	Upper	Carpeting	No	Bedroom4th	11x12	Upper	Carpeting	No
BreakfastRoom	10x9	Main	Laminate	No	GreatRoom	15x16	Main	Carpeting	No
Kitchen	10x12	Main	Laminate	No	LaundryRm	6x8	Upper	Vinyl	No
Loft	11x12	Upper	Carpeting	No	Office	12x10	Main	Carpeting	No
SunRoom	12x12	Main	Laminate	No					

Directions

SR-37 north to 146th Street. Turn right to head east on 146th Street. Turn left to head north on Howe Road. Right on Glenwyck Place into Brighton Knoll. Left on Roedean Drive to home on right.

Property Description

This 4BR/2.5BA home located in Brighton Knoll shows like a model. From the upgrades to the way it has been maintained, the pride of ownership shines through Open main lvl w/office with french doors, GR with gas frplc & 4 ft bump that is open to the beautiful kit that features granite tops, stnls applcs, large island with seating, brkfst area & sunrm. Mstr ste w/WIC, dbl granite vanity & full shower. 3 add'l BR's, bth & loft complete the upper lvl. The unfnshd bsmt w/2 egress windows awaits your finishing touches. Take a break & relax on your lrg paver patio ovrling the fenced rear yard. 4ft. bump to garage for extra storage. Great neighborhood w/community pool.

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

Exclude washer, dryer and refrigerator. Seller will be removing Japanese maple from the back yard, it has sentimental value.

Description

Lifestyle:	Detached	Arch Style:	TradAmer, Two Story
Exterior:	Brick, Vinyl	Porch:	PatioOpen, PorchCovrd
Master Bedroom:	ClosWalkin, ShrStIFull, SinksDbl, Suite	Areas:	FoyerLarge, LndryRmUp
Appliances:	Dishwasher, MicroHood, O/RElec	Eating Area:	BrkfstBar, BrkfstRoom, CntrlIsland, Pantry
Equipment:	SmokeAlarm, SumpPump	Interior Amen:	CeilTray, ScrnsComp, StoragLock, WinTherm, WdWkPaintd
Lot Info:	Curbs, Sidewalks, TreesSmall	Exterior Amen:	DrvConcret, FenceFullR, PoolCommu
Lot Size:	50X103 Acres: <.25 Acre	# of Acres:	0.12 Condo Descrip:

Utilities/Environmental

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

Green CertificateNo

Financial/Association Information

Possible Financing:	Conventnl, ICON, FHA, VA	Fee Paid:	SemiAnnual	Fee Amnt:	\$193
Ownership Int:	MandFee				
Fee Includes:	InsCommon, MainCommon, PrkPLYgrnd, Pool				
Mgmt Co.:	Kirkpatrick Mgmt	Mgmt Phone:	(317) 570-4358	More than 1 Assoc:	No

Contract/Office Information

List Type:	Exclusive Right to Sell	BAC:	3.0 %	Var:	No	Insp/Warr:	General, Not Applicable	LD:	08/17/2017
Circumstances of Sale:	None	Disc:	Not Applicable	Show Dt:	08/17/2017	Disc Oth:	Defects/NN, SalesDiscMedia	Ent D:	08/17/2017
Show:	Yes	FHA Cert:	Yes	OP:	317-846-6300 X:	Poss:	Negotiable	Dir Solicit:	No
LOfc:	<a href="#">KWI N01: Keller Williams Indianapolis Metro North</a>					OF:	317-846-5959	Dir:	
LAgt:	<a href="#">15467: Kimberly Carpenter</a>	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:	<a href="mailto:sold@kimsellsindy.com">sold@kimsellsindy.com</a>			Chg Dt:	09/11/2017

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Monday, September 11, 2017 02:58 PM