



15126 Roedean Drive, Noblesville, IN 46060

Prop Sub/Trans: Single Fam/Sale
 School Dist: Noblesville Schools
 Subdivision: BRIGHTON KNOLL
 Legal Desc: Brighton Knoll
 Bldr/Prjct/Cont: CalAtlantic Homes

Media: [27](#)
 Area: 2914 - Hamilton - Noblesville
 Virtual Tour: <http://www.tourfactory.com/1820585>
 Virtual Tour 2:
 New Const: Yes

Status: **Active**
 BLC#: 21506119
 O/0
 Stage: Completed

List/MoRnt \$: \$270,000
 Year Built: 2014
 Section/Lot: /208
 Map: - -
 Est.Comp. Date:

Tax ID: [29-11-17-024-021-000-000](#) (Multi)
 Semi Tax: \$1,314
 Tax Year Due: 2016

Solid Waste: No
 Tax Exempt: HmTxEx, MortTxEx



	Sqft
Upper:	1,300
Main:	1,144
Apprx M/U Ttl:	2,444
Basement:	1,144
Apprx M/U & Bsmnt:	3,588
% Fin Bsmnt:	0-25%
Source:	Assesso

	FB	HB	BD	RM
Upper:	2	0	4	5
Main:	0	1	0	5
M/U Ttl:	2	1	4	10
Bsmnt:	0	0	0	0
Total:	2	1	4	10

Beds: 4
 Baths: 2/1
 # Rooms: 10
 Floor #: -
 Levels: 2 Levels
 Unit Entry Lvl:

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

Recent: 08/17/2017 : NEW

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 addtl BR's, bth & loft complete the upper lvl. The unfnshd bsmnt w/2 egress windows awaits your finishing touches. Take a break & relax on your lrg paver patio ovrlng 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	Green CertificateNo
Cooling:	CentrIElec	Primary Wtr Source:	MunWtrConn	
Water Heater:	Gas	Primary Sewage Disp:	MunSwrConn	
Utility Option:	CableAvail, GasConn, HighSpdAvl			

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
LOf:	KWI N01: Keller Williams Indianapolis Metro North					OF:	317-846-5959	Dir:	
LAgt:	15467: Kimberly 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			Chg Dt:	08/17/2017
Circumstances re: Sale:	-								

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, August 17, 2017 09:21 PM