



WE SELL INDY

JOSH CARPENTER
317-402-9111
JOSH@WESELLINDYTEAM.COM

12863 Oxbridge Place, Fishers, IN 46037
 Prop Sub/Trans: Single Fam/Sale Media: [24](#) Status: Incomplete BLC#: 21513460 List/MoRnt \$: \$250,000
 School Dist: Hamilton Southeastern Area: 2912 - Hamilton - Fall CreekDOM/CDOM: 0/0 Year Built: 2005
 Subdivision: AVALON OF FISHERS Virtual Tour: <http://www.tourfactory.com/1869280> Section/Lot: /46
 Legal Desc: AVALON OF FISHERS Virtual Tour 2: Map: N-126 E-120
 Bldr/Prjct/Cont: New Const: No Stage: Est.Comp. Date:

Tax ID: [291125002024000020](#) MultiTax ID: Solid Waste: No
 Semi Tax: \$1,231 Tax Year Due: 2017 Tax Exempt: HmTxEx, MortTxEx



	Sqft
Upper:	0
Main:	1,546
Apprx M/U Ttl:	1,546
Basement:	1,546
Apprx M/U & Bsmnt:	3,092
% Fin Bsmnt:	0-25%
Source:	Assesso

	FB	HB	BD	RM
Upper:	0	0	0	0
Main:	2	0	3	7
M/U Ttl:	2	0	3	7
Bsmnt:	0	0	0	1
Total:	2	0	3	8

Beds: 3
 Baths: 2/0
 # Rooms: 8
 Floor #: Levels: 1 Level
 Unit Entry Lvl:

Garage: Yes, 2CarAttach, GarDrOpenr, FinGarage
 Parking: Fireplace: 1, GreatRoom
 Basement: Yes, 9ft+Ceil, PlumbRough, Unfinished
 Foundation: BsmntPrCnc
 Web Link: www.12863OxbridgePlace.com
 Web Link2: <http://www.WeSellIndyTeam.com/>

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
MasterBedroom	14x12	Main	Carpeting	Yes	Bedroom2nd	12x11	Main	Carpeting	No
Bedroom 3rd	11x10	Main	Carpeting	Yes	BreakfastRoom	10x10	Main	Hardwood	No
GreatRoom	17x17	Main	Carpeting	No	Kitchen	13x11	Main	Hardwood	No
LaundryRm	11x05	Main	Vinyl	No					

Directions

I-69 to Exit 210. Head east on Southeastern Pkwy to roundabout. Exit to head south on Olio Rd. Turn left on Avalon Blvd. Take third exit at roundabout to Avalon W Dr. Turn left on Oxbridge Plc to home on left.

Property Description

If you're looking for a quality ranch home in a great family neighborhood in Fishers, this Pulte built 3BR/2BA home w/ full unfinished basement might be just what you are looking for! Open floor plan features kitchen with breakfast bar overlooking dining area and great room with fireplace. Other features include hardwood floors in kitchen and foyer, SS appliances in kitchen, 9' ceilings throughout the home including basement and concrete patio off of kitchen/dining area. Master bedroom features bay window, WIC and vaulted ceiling fan. 2nd and 3rd bedrooms are spacious and have ceiling fans. Unfinished basement leaves tons of options to finish as you see fit has egress window for potential bedroom and plumbing rough-in for bathroom.

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

NO SHOWINGS UNTIL 9/21/17. \$89 Monthly fee in addition to \$145 quarterly HOA Dues covers lawn mowing, fertilization, mulching, & snow removal.

Description

Condo Type: Condo Descrip:
 Lifestyle: Detached Arch Style: Ranch, TradAmer
 Exterior: Brick, Vinyl Porch: PatioOpen
 Master Bedroom: ClosWalkin, ShrStIFull Areas: FoyerSmall, LndryRmMn
 Appliances: Dishwasher, GrbgDispsl, MicroHood, O/RElec Eating Area: BrkfstBar, DinComb/FR, Pantry
 Equipment: SmokeAlarm, SumpPump, WtrSftnPd Interior Amen: CeilRsed, WIKlnClos, FloorHrdwd, WinVinyl, WdWkPaintd
 Lot Info: Corner, Curbs, Sidewalks, TreesSmall Exterior Amen: DryConcret, PoolCommu
 Lot Size: 10,019 Acres: <.25 Acre # of Acres: 0.23

Utilities/Environmental

Heating: ForcedAir Fuel: Gas
 Cooling: CentriElec Primary Wtr Source: MunWtrConn
 Water Heater: Gas Primary Sewage Disp: MunSwrConn
 Utility Option: CableConn, GasConn

Green CertificateNo

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA Fee Paid: Quarterly Fee Amnt: \$145
 Ownership Int: MandFee
 Fee Includes: AssocHmOwn, EntryComm, Lawncare, NatureArea, PrkPlygrnd, Pool, RemvlSnow, RemvlTrash
 Mgmt Co.: Association Management Mgmt Phone: 317-631-2213 More than 1 Assoc: No

Contract/Office Information

List Type: Exclusive Right to Sell BAC: 3.0 % Var: No Insp/Warr: General LD: 09/20/2017
 Circumstances of Sale: None Disc: Not Applicable Disc Oth: Defects/NN, SalesDiscMedia Ent D:
 Show: Yes FHA Cert: Yes Show Dt: 09/21/2017 Poss: Negotiable Dir Solicit: No A/C Dt:
 LOfc: [KWI N01: Keller Williams Indianapolis](#) OP: 317-846-6300 X: OF: 317-846-5959 Dir: XD: 03/20/2018
 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 Chg Dt: 09/19/2017
 CoAgt: [37042: Joshua Carpenter](#) Pref: 317-402-9111
 Circumstances re: Sale: -