

5503 Bruce Boulevard, Noblesville, IN 46062

Prop Sub/Trans: Single Fam/Sale  
 School Dist: Noblesville Schools  
 Subdivision: HAZEL DELL WOODS  
 Legal Desc: HAZEL DELL WOODS  
 Bldr/Prjct/Cont:

Media: [25](#)  
 Area: 2914 - Hamilton - Noblesville  
 Virtual Tour: <http://www.tourfactory.com/1861467>  
 Virtual Tour 2:  
 New Const: No

Status: **Active**  
 BLC#: 21505630  
 DOM/CDOM: 20/20  
 Stage:

List/MoRnt \$: \$200,000  
 Year Built: 2003  
 Section/Lot: 3/172  
 Map: N-171 E-  
 Est. Comp. Date:

Tax ID: [291004006057000013](#)  
 Semi Tax: \$1,024

MultiTax ID:  
 Tax Year Due: 2016

Solid Waste: No  
 Tax Exempt: HmTxEx, MortTxEx



	Sqft
Upper:	0
Main:	1,469
Apprx M/U Ttl:	1,469
Basement:	1,469
Apprx M/U & Bsmnt:	2,938
% Fin Bsmnt:	75+%
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	2
Total:	2	0	3	9

Beds: 3  
 Baths: 2/0  
 # Rooms: 9  
 Floor #:   
 Levels: 1 Level  
 Unit Entry Lvl:

Garage: Yes, 2CarAttach, GarDrOpenr  
 Parking: Fireplace: 1, GasLog, GreatRoom  
 Basement: Yes, 9ft+Ceil, Finished, DayliteWin  
 Foundation: BsmntPrCnc  
 Web Link: <http://www.5503BruceBlvd.com/>  
 Web Link2: <http://www.WeSellIndyTeam.com/>

Recent: 09/06/2017 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
MasterBedroom	16x12	Main	Carpeting	No	Bedroom2nd	11x11	Main	Carpeting	No
Bedroom 3rd	12x12	Main	Carpeting	No	BreakfastRoom	14x9	Main	Vinyl	No
FamilyRoom	18x20	Basement	Other	No	GreatRoom	18x14	Main	Carpeting	No
Kitchen	14x11	Main	Vinyl	No	LaundryRm	8x6	Main	Vinyl	No
Rec/PlayRm	20x18	Basement	Other	No					

Directions

Hazel Dell south of SR32 to Hazel Dell Woods - turn right(west) on Bruce Blvd. to home on Left.

Property Description

Rare opportunity to own a 3BR/2BA ranch with full finished basement for \$200,000! This beautifully maintained home is situated on a great lot backing to a nature preserve, so no neighbors behind you and the neighborhood pool on one side with a lush landscape buffer between. Open floor plan with split bedrooms, fully equipped kitchen, nice mstr ste w/WIC, whirlpool tub & separate shower. Walk in closets in all BR's. New roof & freshly painted exterior. New carpet being installed soon. Fnshd bsmnt with large family/rec room but still plenty of storage space. Conveniently located off Hazel Dell Rd with easy access to Carmel, Noblesville or Westfield. Great Hazel Dell Woods Community w/walking trails to Noblesville Youth baseball fields.

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

Neighborhood website: <https://www.hazeldellwoods.org/>

Description

Lifestyle: Detached  
 Exterior: Brick, Vinyl  
 Master Bedroom: ClosWalkin, SinksDbl, TubFISepShr, TubWhirlpl  
 Appliances: Dishwasher, Dryer, GrbgDispsl, MicroHood, O/RElec, Refrigratr, Washer  
 Equipment: SmokeAlarm, SumpPump, WtrSftnPd  
 Lot Info: TreesSmall  
 Lot Size: 70x135  
 Acres: <.25 Acre  
 Arch Style: Ranch, TradAmer  
 Porch: PatioOpen  
 Areas: FoyerSmall  
 Eating Area: BrkfstRoom, CntrlIsland  
 Interior Amen: CeilVlt, WinTherm, WdWkPaintd  
 Exterior Amen: DrvConcret  
 # of Acres: 0.22  
 Condo Descrip:

Utilities/Environmental

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

Green CertificateNo

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA  
 Ownership Int: PUD  
 Fee Includes: Clubhouse, EntryComm, InsCommon, MainCommon, Pool, RemvISnow  
 Mgmt Co.: Kirkpatrick Management  
 Fee Paid: Annually  
 Fee Amnt: \$475  
 Mgmt Phone: (317) 570-4358  
 More than 1 Assoc: No

Contract/Office Information

List Type: Exclusive Right to Sell  
 Circumstances of Sale: None  
 Show: Yes  
 LOfc: [KWI N01: Keller Williams Indianapolis Metro North](#)  
 LAgt: [15467: Kimberly Carpenter](#)  
 VM:  
 Team:  
 Circumstances re: Sale: -  
 BAC: 3.0 %  
 Disc: Not Applicable  
 Show Dt: 08/17/2017  
 OP: 317-846-6300 X:  
 Pref: 317-509-4000  
 PF:  
 Fdbk: 317-509-4000  
 Insp/Warr: General  
 Disc Oth: Defects/NN, SalesDiscMedia  
 Poss: Negotiable  
 OF: 317-846-5959 Dir:  
 Cell: 317-509-4000 Hm:  
 Toll: Show: 317-955-5555  
 Fdbk: [sold@kimsellsindy.com](mailto:sold@kimsellsindy.com)  
 LD: 08/17/2017  
 Ent D: 09/06/2017  
 A/C Dt:  
 XD: 02/17/2018  
 TOM Dt:  
 WD:  
 Chg Dt: 09/06/2017

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Wednesday, September 06, 2017 03:48 AM