



144 SYLVAN Trail, Noblesville, IN 46060

Prop Sub/Trans: Single Fam/Sale Media: [45](#) Status: **Active** BLC#: **21539514** List/MoRnt \$: \$540,000\*  
 School Dist: Noblesville Schools Area: 2914 - Hamilton - NoblesvilleDOM/CDOM: 20/20 Year Built: 1985  
 Schools: Noblesville East Middle, Noblesville High, White River Elementary  
 Subdivision: SYLVAN WOODS Virtual Tour: [http://www.tourfactory.com/1918041/r\\_MIBOR](http://www.tourfactory.com/1918041/r_MIBOR) Section/Lot: 16/B  
 Legal Desc: SYLVAN WOODS Acreage 4.6 Virtual Tour 2: Map: N-207 E-107  
 Bldr/Prjt/Cont: New Const: No Stage: Est.Comp. Date:



Tax ID: [290716401030000012](#) MultiTax ID: Solid Waste: No  
 Semi Tax: \$2,970 Tax Year Due: 2017 Tax Exempt: HmTxEx, MortTaxEx

	Sqft
Upper:	1,436
Main:	2,769
Apprx M/U Ttl:	4,205
Basement:	2,769
Apprx M/U & Bsmnt:	6,974
% Fin Bsmnt:	75+%
Source:	Assesso

	FB	HB	BD	RM
Upper:	2	0	2	3
Main:	3	1	3	7
M/U Ttl:	5	1	5	10
Bsmnt:	1	0	1	3
Total:	6	1	6	13

Beds: 6  
 Baths: 6/1  
 # Rooms: 13  
 Floor #: 2 Levels  
 Unit Entry Lvl:

Garage: Yes, 3CarAttach, ServiceDoor  
 Parking: Fireplace: 2, FamilyRm, GreatRoom, WoodBurn  
 Basement: Yes, 9ft+Ceil, Finished, WalkOut  
 Foundation: BsmntPrCnc  
 Web Link: <http://www.144SylvanTrail.com/>  
 Web Link2: <http://www.wesellindyteam.com/>

Recent: 01/28/2018 : DECR : \$550,000->\$540,000

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
MasterBedroom	14x15	Main	Carpeting	No	Bedroom2nd	11x12	Main	Hardwood	No
Bedroom3rd	11x12	Main	Hardwood	No	Bedroom4th	14x16	Main	Carpeting	No
Bedroom5th	14x18	Upper	Carpeting	No	Bedroom6th	14x15	Basement	Carpeting	No
BreakfastRoom	11x13	Main	Hardwood	No	DiningRoom	13x11	Main	Hardwood	No
FamilyRoom	24x19	Basement	Carpeting	No	GreatRoom	24x19	Main	Carpeting	No
Kitchen	15x11	Main	Tile-Ceramic	No	Office	23x28	Upper	Hardwood	No
Rec/PlayRm	17x28	Basement	Laminate	No					

Directions

SR 37 to 206th Street. Turn right to go east on 206th Street to Sylvan Trail. Turn left to home at end of the cul-de-sac.

Property Description

Country living with city conveniences! Situated on 4.5+ wooded acres, this 6BR/6BA, 6300 sq ft home has custom features throughout! Plenty of space for entertaining but cozy & comfortable enough for everyday living. Main lvl has GR w/wb frpic, updt'd gour kit, brkfst area, DR & split BR's. Orig main lvl mstr boasts soaring ceilings, full bth w/dbl vanity & steam shwr. 2 main lvl BR's share Jack n'Jill bth. 2nd 2-story mstr w/jetted tub, oversized walk in shwr & sep vanities. 3 season rm overlkng the pool/hottub, outdoor living space w/firepit & beautiful wooded setting. Fnsht w/o bsmt w/spac rec rm, full kit, BR & bth, & FR. Need workshop space? We have you covered with oversized 3 car garage or addt'l heated/cooled workshop. Come explore!

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

New roof in 2015, new well pump and septic cleaned in 2016, newer gutters. Extended parking for RV. One new heat pump with transferable warranty installed in December 2017

Description

Condo Type:	Detached	Condo Descrip:	Multi-Level, TradAmer
Lifestyle:	Brick, Wood	Arch Style:	DeckUp, PatioCovrd
Exterior:	Bedroom2ndMaster, ClosWalkin, Suite, TubFISepShr, TubGarden	Porch:	BathJk&Jil
Master Bedroom:	Dishwasher, GrbgDispsl, MicroHood, O/RElec, Refrigeratr	Areas:	BrkfstRoom, CntrlIsland, FormalDR
Appliances:	HotTub, MultPhnLin, SumpPump, WtrSftnPd	Eating Area:	B/I BkShlv, CeilCath, WlKInClos, FloorHrdwd, Skylights, WdWkStaind
Equipment:		Interior Amen:	BarnMini, DrvAsphalt, FenceFullIR
Lot Info:	Cul-De-Sac, TreeMature, Wooded	Exterior Amen:	4.61
Lot Size:	4.61ac Acres: 3-4.99 Acres	# of Acres:	

Utilities/Environmental

Heating:	ForcedAir, HeatPump	Fuel:	Electric
Cooling:	FanCeilPad, HeatPump	Primary Wtr Source:	PrivWell
Water Heater:	Electric	Primary Sewage Disp:	Septic
Utility Option:	CableConn, HighSpdAvl		Green CertificateNo

Financial/Association Information

Possible Financing:	Conventnl, ICON, FHA, VA	Fee Paid:	Fee Amnt:
Ownership Int:	VolFee	Mgmt Phone:	More than 1 Assoc: No
Mgmt Co.:			

Contract/Office Information

List Type:	Exclusive Right to Sell	BAC:	3.0 %	Var:	Yes	Insp/Warr:	General, Not Applicable	LD:	01/08/2018
Circumstances of Sale:	None	Disc:	Not Applicable	Show Dt:	01/10/2018	Disc Oth:	Defects/NN, SalesDiscMedia	Ent D:	01/10/2018
Show:	Yes	FHA Cert:	No	OP:	317-846-6300 X:	Poss:	Negotiable Dir Solicit: No	A/C Dt:	
LOfc:	<a href="#">KWI N01: Keller Williams Indianapolis Metro North</a>					OF:	317-846-5959 Dir:	XD:	07/08/2018
LAgt:	<a href="#">15467: Kimberly S. 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:	01/28/2018