



144 SYLVAN Trail, Noblesville, IN 46060

Prop Sub/Trans: Single Fam/Sale Media: [45](#) Status: **Active** BLC#: **21539514** List/MoRnt \$: \$550,000
 School Dist: Noblesville Schools Area: 2914 - Hamilton - Noblesville/CDOM: 2/2 Year Built: 1985
 Schools: Noblesville East Middle, Noblesville High, White River Elementary
 Subdivision: SYLVAN WOODS Virtual Tour: <http://www.tourfactory.com/1918041> 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: 01/10/2018 : NEW

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.

Description

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

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 Disc Oth: Defects/NN, SalesDiscMedia Ent D: 01/10/2018
 Show: Yes FHA Cert: No Show Dt: 01/10/2018 Poss: Negotiable Dir Solicit: No A/C Dt:
 LOfc: [KWI N01: Keller Williams Indianapolis Metro North](#) OP: 317-846-6300 X: OF: 317-846-5959 Dir: XD: 07/08/2018
 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: 01/10/2018
 Circumstances re: Sale: -

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Wednesday, January 10, 2018 07:18 PM