



13085 Avalon Boulevard, Fishers, IN 46037-7245  
 Prop Sub/Trans: Single Fam/Sale Media: [28](#) Status: **Active** BLC#: **21559095** List/MoRnt \$: \$335,000\*  
 School Dist: Hamilton Southeastern Area: 2912 - Hamilton - Fall CreekDOM/CDOM: 38/38 Year Built: 2008  
 Subdivision: AVALON OF FISHERS Virtual Tour: [http://www.tourfactory.com/1973147/r\\_MIBOR](http://www.tourfactory.com/1973147/r_MIBOR) Section/Lot: 3/625  
 Legal Desc: Avalon of Fishers Interactive VT: No Stage: Est.Comp. Date:  
 Bldr/Prjct/Cont: New Const: No



Tax ID: [291125008041000020](#) MultiTax ID: Solid Waste: No  
 Semi Tax: \$1,727 Tax Year Due: 2017 Tax Exempt: HmTxEx, MortTaxEx

	Soft
Upper:	1,454
Main:	1,330
Apprx M/U Ttl:	2,784
Basement:	1,330
Apprx M/U & Bsmnt:	4,114
% Fin Bsmnt:	0-25%
Source:	Assesso

	FB	HB	BD	RM
Upper:	2	0	5	5
Main:	0	1	0	6
M/U Ttl:	2	1	5	11
Bsmnt:	0	0	0	0
Total:	2	1	5	11

Beds: 5  
 Baths: 2/1  
 # Rooms: 11  
 Floor #: 2 Levels  
 Levels: 2 Levels  
 Unit Entry Lvl:

Garage: Yes, 3CarAttach, GarDrOpenr, FinGarage  
 Parking: FirePlace: 1, FamilyRm, GasLog  
 Basement: Yes, 9ft+Ceil, PlumbRough  
 Foundation: BsmntPrCnc  
 Web Link: <http://www.13085AvalonBlvd.com/>  
 Web Link2: <http://www.wesellindyteam.com/>

Recent: 05/29/2018 : DECR : \$340,000->\$335,000

#### Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
MasterBedroom	19x16	Upper	Carpeting	Yes	Bedroom2nd	12x11	Upper	Carpeting	Yes
Bedroom 3rd	12x11	Upper	Carpeting	Yes	Bedroom4th	13x11	Upper	Carpeting	Yes
Bedroom5th	18x14	Upper	Carpeting	Yes	BreakfastRoom	12x11	Main	Hardwood	Yes
DiningRoom	12x9	Main	Hardwood	Yes	FamilyRoom	23x16	Main	Carpeting	Yes
Kitchen	11x15	Main	Hardwood	Yes	LaundryRm	8x6	Main	Vinyl	No
Office	13x12	Main	Hardwood	Yes					

#### Directions

From I-69 and Exit 210 (Southeastern), E on Southeastern Parkway, South on Olivo, E on Avalon Blvd, follow Avalon Blvd through roundabout. House will be on the right.

#### Property Description

It is time for you to call this great 5BR/2.5BA house your home! Located in sought after Avalon of Fishers, a fantastic neighborhood where you can walk, job, or bike the neighborhood trails, swim in the community pool, play tennis or just enjoy life. You are drawn into this home by the inviting front porch and as you enter, you are drawn in by it's open floor plan featuring a private office, for DR, spacious GR with gas frpic and nice fully equipped kitchen with hardwood floors & solid surface counter tops. Vaulted master suite with garden tub/separate shower & WIC. 3 addtl bedroom, full bath and 5th bedroom/bonus room that has endless possibilities complete the upper level. The unfinished basement awaits your finishing touches!

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

Rough plumbing in the basement for a full bath and gas heater in the garage. Washer/dryer, garage refrigerator, garage freezer excluded.

#### Description

Condo Type: Detached Condo Descrip: TradAmer, Two Story  
 Property Attached? No Common Walls: PatioOpen, PorchCovrd  
 Lifestyle: Brick, CompSidCmt Arch Style: BthSinksDbIMn, FoyerLarge  
 Exterior: ClosWalkin, ShrStlFull, SinksDbl, Suite, Areas: BrkfstRoom, FormalDR, KitUpdated, Pantry  
 Master Bedroom: TubGarden  
 Appliances: CookTopEle, Dishwasher, GrbgDispsl, Microwave, Eating Area: AtticAcces, CeilRsed, Wkl nClos, FloorHrdwd  
 MicroHood, O/RElec, Refrigeratr Interior Amen: DrvConcret  
 Equipment: SecAlrmPd, SmokeAlarm, SumpPump, WtrSftnPd Exterior Amen: 0.41  
 Lot Info: Sidewalks, StrtLights, TreesSmall # of Acres: 0.41  
 Lot Size: .41 acres Acres: .25-.49 Acre

#### Utilities/Environmental

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

Green Certificate No

#### Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA Fee Paid: Quarterly Fee Amnt: \$145  
 Ownership Int: MandFee  
 Fee Includes: AssocHmOwn, EntryComm, InsCommon, MainCommon, NatureArea, PrkPlygrnd, Pool, RemvISnow, RemvITrash  
 Mgmt Co.: Community 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, Not Applicable LD: 04/21/2018  
 Circumstances of Sale: None Disc Oth: Defects/NN, SalesDiscMedia Ent D: 04/21/2018  
 Show: Yes FHA Cert: Yes Poss: Negotiable Dir Solicit: No A/C Dt: 10/21/2018  
 LOFc: [EXPL01: eXp Realty, LLC](#) OF: Dir: XD: 10/21/2018  
 LAgt: [15467: Kimberly Carpenter](#) Cell: 317-509-4000 Hm: 317-509-4000 TOM Dt: 10/21/2018  
 VM: PF: Toll: Show: 317-955-5555 WD: 05/29/2018  
 Team: Fdbk: 317-509-4000 Fdbk: [sold@kimsellsindy.com](mailto:sold@kimsellsindy.com) Chg Dt: 05/29/2018  
 Circumstances re: Sale: -

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Tuesday, May 29, 2018 07:19 PM